Davidson County DEEDWARR
Recvd: 08/01/06 14:55 3 pgs
Fees:18.00 Taxes:5550.00
20060801-0093542

THIS INSTRUMENT
WAS PREPARED BY:

Tom R. Smith
Attorney At Law
100 Thompson Lane
Nashville, TN 37211
(615) 333-0099

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Affiant

Subscribed and sworn to before me, this 21 day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 2-4-07

NEW OWNERS

E & S AUTO SALES AND
REPAIR, INC.
2115 Nolensville Road
Nashville, TN 37211

SEND TAX BILLS TO:

Same

MAP/PARCEL

105-16-0-183-00;
105-16-0-186-00;
105-16-0-190-00;
105-16-0-191-00;
105-16-0-192-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE OR ON ITS BEHALF, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BASED ON THE SURVEY PERFORMED BY CHERRY LAND SURVEYING (LICENSE NUMBER 1512) WHICH SURVEY WAS COMPLETED ON JUNE 14, 2006 (THE SAID SURVEY IS INCORPORATED BY REFERENCE) AND Pursuant to the authority granted me by the Last Will and Testament dated February 18, 2002 (which Will is recorded at Will Volume Number 6102/2103110) of Mrs. Helen B. Shacklett (who died on September 1, 2005 at the age of 86) and pursuant to the authority granted me by Order of the Probate Court of Davidson County, Tennessee under Docket Number 05P-1736, I, Roy S. Shacklett, hereinafter referred to as Executor of the Estate of Mrs. Helen B. Shacklett and as Trustee of the Shacklett Family Trust, by these presents, do hereby convey unto E & S AUTO SALES AND REPAIR, INC., hereinafter referred to as Grantee, its successors, heirs and assigns, all of the rights, title and interest in and to the following improved real property, located

in Nashville, Davidson County, Tennessee, described as follows to wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also known as Lots 58-65, 106 and part of 105 and 107, on the Plan of H. H. Turner's re-survey of Christopher and Kirkman's South Park Addition, as of record in Plat Book 547, Page 37, at the Register's Office For Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the westerly right-of-way line of Nolensville Pike, width varies, at a corner common with Earl C. Shacklett, as of record in Book 5842, Page 119, at said Register's Office; thence south 65 degrees, 56 minutes, 5 seconds west, 78.26 feet to an iron rod set; thence north 35 degrees 44 minutes 20 seconds west, 77.03 feet to an iron rod set; thence north 50 degrees 52 minutes 23 seconds west, 9.71 feet to an iron rod set; thence north 81 degrees 52 minutes 54 seconds west, 146.86 feet to an iron rod set at a corner common with Harold Kornman, as of record in Book 4506, Page 441, at said Register's Office; thence with the easterly property line of Harold Kornman, North 8 degrees 7 minutes 6 seconds east, 86.30 feet to an iron rod set; thence north 42 degrees 15 minutes 46 seconds west, 178.15 feet to an iron rod set; thence north 52 degrees 54 minutes 50 seconds east 89.00 feet to an iron rod set at a corner common with Billy Ray Bowers, as of record in Book 6742, Page 835, at said Register's Office; thence with the westerly and southerly property line of Billy Ray Bowers, south 45 degrees 11 minutes 59 seconds east, 29.03 feet to an iron rod set; thence north 45 degrees 15 minutes 10 seconds east, 146.66 feet to an existing iron rod on the westerly right-of-way line of said Nolensville Pike; thence with the westerly right-of-way line of Nolensville Pike, south 42 degrees 22 minutes 57 seconds east, 102.78 feet to an iron rod set; thence along a curve to the right with an arc length of 373.89 feet, the radius of which is 1235.30 feet, the central angle of which is 17 degrees 20 minutes 31 seconds, the chord of which is south 33 degrees 42 minutes 27 seconds east, 372.64 feet to the point of beginning, containing 101,147 square feet (2.32 acres more or less).

BEING the same property conveyed to Helen B. Shacklett, as of record in Book 2033, Page 536 and Earl C. Shacklett, as of record in Book 3162, Page 496, Book 4005, Page 456 and Book 4849, Page 175, at said Register's Office.

THIS conveyance is made subject to all restrictions, covenants and easements of record in the Register's Office, Davidson County, Tennessee.

This is improved property commonly known as 2115 Nolensville Road, Nashville, Tennessee 37211. This conveyance is subject to any currently due and unpaid real property taxes assessed by the Metropolitan Government of Nashville and Davidson County, Tennessee, which unpaid taxes shall be the responsibility of the Grantee, E & S AUTO SALES AND REPAIR, INC.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee its heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Roy S. Shacklett as Executor of the
Estate of Mrs. Helen B. Shacklett,
Deceased; and as Trustee of the
Shacklett Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named ROY S. SHACKLETT, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is both the Executor of the Estate of Mrs. Helen B. Shacklett and Trustee of the Shacklett Family Trust and that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 21st day of July 2006.

JOHN D. NELSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-20-2008