Davidson County DEEDWARR
Recvd: 01/31/07 14:47 2 pgs
Fees:13.00 Taxes:281.66
20070131-0013004

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#443

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Classic Mobile Oil and Brake Service, LLC	(NEW OWNER)	Map 72-5
236 Bart Drive		Parcel 178
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Quality Water Properties, L.L.C., a Tennessee limited liability company** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Classic Mobile Oil and Brake Service, LLC., a Tennessee limited liability company**,(The "Grantee"), its successors and/or assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Pittway Subdivision as shown on the plat of record in Plat Book 6050, page 363, said Registers Office, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed Quality Water Properties, LLC, a Tennessee limited liability company by warranty deed from Blevins Family Storage, L.P., a Tennessee limited partnership of record in Instrument No. 20050505-0050996, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Easements for storm water detention agreement of record in Book 10707, page 241, and Sewers of record in Instrument No. 20050603-0063184, said Register's Office.**
3. **Application to split parcels of record in Instrument No. 20060908-0111294, said Register's Office.**
4. **All matters appearing of record in Plat Book 6050, page 363, Book 6050, page 319, Book 4060, page 13, Book 3106, page 118 and in Plat Book 1424, page 134, said Register's Office.**

This is unimproved property commonly known as **2008 Pittway Drive, Nashville, TN 37207.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $76,125.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 2007

Notary public:

My Commission Expires: 3/31/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of **January, 2007**.

Quality Water Properties, L.L.C.

By: President
Kent Snyder, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kent Snyder,** with whom I am personally acquainted, or proved to me to be the President of **Quality Water Properties, L.L.C.** on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing by himself as President.

WITNESS my hand and official seal at Nolensville, Tennessee, this 25th day of January, 2007.

Notary Public

My Commission Expires: March 31, 2007