WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of February, 2007

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Pinnacle Automotive Partners	New Owner	Map 081
715 Rivergate Pkwy.		Group 07-0
Goodlettsville, TN 37072		Parcel 344.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert Potter and wife, Rachel Swann Potter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Pinnacle Automotive Partners

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 91, on the Plan of Cephas Woodard Subdivision, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Potter and wife, Rachel Swann Potter by deed from John Shutes of record in Instrument 20060801-0093635, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 174, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( ) property, known as 1903 12th Ave. N., Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 13th day of February, 2007.

Robert Potter

Rachel Swann Potter

Davidson County DEEDWARR
Recvd: 02/15/07 08:59 2 pgs
Fees:13.00 Taxes:48.10

20070215-0019091

FILE BOX 45

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Potter and wife, Rachel Swann Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2007.

My Commission Expires: Nov. 19, 2011

Dorothy C. Figueroa
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
DOROTHY C FIGUEROA
MECKLENBURG COUNTY
My Commission Expires NOVEMBER 19, 2011