REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45172

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/07 08:27 2 pgs
Fees:13.00 Taxes:259.00
20070706-0080430

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

DAVIDSON COUNTY AMANDA VAUGHN State of Tennessee Notary Public

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald G. Calverley	New Owner	119-9-285
311 Collier Avenue		
Nashville, TN 37211		

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, I/WE,

ACTION NISSAN, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald G. Calverley

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 21 on the Plan of Tanksley Subdivision as of record in Book 547, page 56, Register's Office for said County.

Said part of Lot 21 fronts 50 feet on the Southerly side of Collier Avenue and runs back between parallel lines 153 feet to an alley.

Being part of the same property conveyed to Action Nissan, Inc., by deed from Heritage Nissan, Inc., of record in Book 9130, page 327, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 311 Collier Avenue, Nashville, TN 37211

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 its hand(s) this 19th day of June, 2007

ACTION NISSAN, INC.

BY: _____

RONNIE ROMANS, President

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared RONNIE ROMANS with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the President of the ACTION NISSAN, INC. the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RONNIE ROMANS, as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of June, 2007.

Amanda Vaughn
NOTARY PUBLIC

My Commission Expires: 1/24/09

DAVIDSON COUNTY AMANDA VAUGHN Notary Public