THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 PREPARED BY: BOX 50-B BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO:	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **135,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2007 Notary Public MY COMMISSION EXPIRES: 1-16-08 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Advance Auto Sales, Inc.	BANCORPSOUTH BANK	MAP 119-13
472 Timmons Street	5217 Maryland Way	PARCEL 123
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Steven L. Crotts and Randel L. Crotts and and Kevin R.Crotts**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Advance Auto Sales, Inc.**

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 Lot number 35 on the Plan of College Heights, as of record inBook 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Lena Crotts by deed recorded as instrument number 20001107-0110344, said Register's Office. The said Lena Crotts died intestate on February 19, 2002. Her heirs at law are her husband, Randel L. Crotts, and her sons, Steven L. Crotts and Kevin R. Crotts, the Grantors herein. (For reference refer to Affidavit of Heirship recorded as instrument number 20031031-0160202, said Register's Office.)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

() IMPROVED property known as **472 Timmons Street, 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 our hand(s) this the 13th day of July, 2007.

Steven L. Crotts by Randel L. Crotts
Steven L. Crotts

Kevin R. Crotts by Randel Crotts
Kevin R. Crotts

Randel L. Crotts
Randel L. Crotts

Davidson County DEEDWARR
Recvd: 07/16/07 14:58 2 pgs
Fees:13.00 Taxes:499.50

20070716-0084582

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. WATSON, a Notary Public in and for said County and State, the within named RANDEL CROTTS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13 day of July, 2007

Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
Davidson County

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this 13 day of July 2007, personally appeared before me, RANDEL L CROTTS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of STEVEN L. CROTTS & KEVIN R. CROTTS and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 13 day of July, 2007.

My commission expires: 1-26-08

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds