FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45474

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th day of October, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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
Jules E. Ledbetter	Guaranty Trust Company	119-9-286
309 Collier Avenue	P.O. Box 1218	
Nashville, TN, 37211	Murfreesboro, TN 37133-1218	

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., a Tennessee corporation

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

Jules E. Ledbetter, unmarried

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 westerly 1/2 of Lot No. 20 on the Plan of the Tanksley Subdivision as of record in Book 547, page 56, Register's Office for said County.

Said part of Lot No. 20 fronts 50 feet on the southern margin of Collier Avenue and extends back between parallel lines measuring 152 feet to a dead line in the rear measuring 50 feet thereon.

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

Unimproved ( )
This is improved (X) property known as 309 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 ___my/our____hand(s)_____this 15th day of October, 2007

Action Nissan, Inc.

BY: _____
Brent Adams, Vice-President

Davidson County DEEDWARR
Recvd: 10/16/07 15:46 2 pgs
Fees:13.00 Taxes:270.10

20071016-0122866

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brent Adams, with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Vice-President of Action Nissan, Inc., the within named bargainor, and corporation, and that as such Vice-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 Brent Adams as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee on this the 15th day of October, 2007.

Notary Public

My commission expires: 5/22/10

