246

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/08/07 14:43 3 pgs
Fees:18.00 Taxes:3653.75
20071108-0132125

Our File Number: 29259B

MAP/GROUP/PARCEL: 034-09-0/164.00 & 034-09-0/075.00

NEW OWNER'S NAME AND ADDRESS:
GOSS SUZUKI OF RIVERGATE, LLC
129 HUNTINGTON PLACE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

ERNST-WESTERN PROPERTIES, II, a Tennessee general partnership, hereinafter called Grantor, does hereby transfer and convey unto, **GOSS SUZUKI OF RIVERGATE, LLC, a Tennessee limited liability company**, its heirs and assigns, hereinafter called Grantee, property described as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being the Northeasterly part of Lot 2 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for said County, and described according to a copy of a survey thereof made April 15, 1959, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at a concrete monument at the Southwest intersection of Gallatin Pike and Monticello Avenue, thence with the margin of said Pike South 15 degrees 15' West, 150 feet to an iron pin; thence leaving said Pike North 72 degrees 10' West 200 feet to an iron pin; thence North 15 degrees 15' East, 150 feet to an iron pin in the South margin of Monticello Avenue; thence with the margin of the same South 72 degrees 10' East, 200 feet to the point of beginning.

TRACT NO. 2: Land located in Davidson County, Tennessee, being
Lot Number 1 on the Plan of Lot No. 2, Alta Loma Resubdivision of the B. Ivan Matthews and Jane H. Matthews property, a plat of which is of record in Plat Book 5210, Page 155, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

Land in Davidson County, Tennessee, being a portion of Lot Number 1 on the Plan of Lot No. 2, Alta Loma Resubdivision, of the B. Ivan Matthews and Jane H. Matthews Property, a plat of which is of record in Plat Book 5210, Page 155, Register's Office for

Davidson County, Tennessee, and described according to a survey by Caldwell Engineering and Surveying, dated July 1, 1983, as follows:

Beginning at an iron pin at the northeast corner of the herein described property same being N. 65 degrees 53' W. 126.55 feet from the West right-of-way of U.S. Highway 31-E, thence S. 19 degrees 56' W. 144.73 feet to an iron pin in H. C. Pratts north line as of record in Deed Book 5438, Page 488, Register's Office for Davidson County, Tennessee, thence N. 2 degrees 30' W. 137.96 feet to an iron pin, thence N. 0 degrees 42' W. 59.12 feet to a point on an existing manhole, thence N. 7 degrees 43' W. 10.00 feet to an iron pin, thence N. 0 degrees 15' W. 107.91 feet to an iron pin, thence S. 65 degrees 47' E. 127.35 feet to an iron pin, thence S. 65 degrees 53' E. 73.76 feet to the point of beginning, containing 0.60 acres, more or less.

The subject property is property known as 1483 & 1495 GALLATIN PIKE, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 8407, Page 1, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ERNST-WESTERN PROPERTIES, II, a
Tennessee general partnership

By: _____
CLIFFORD K. ERNST
MANAGING PARTNER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **CLIFFORD K. ERNST, MANAGING PARTNER on behalf of ERNST-WESTERN PROPERTIES, II, a General Tennessee Partnership**, with whom I am personally acquainted, and who acknowledged that he as such Managing Partner and with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 1st day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $987,500.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

VICKY W. MCMILLEN
DICKSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires 02/26/2011