Davidson County DEEDWARR
Recvd: 01/02/09 12:34 2 pgs
Fees:13.00 Taxes:1850.00
20090102-0000253

THIS INSTRUMENT PREPARED BY:
Matthew Sharp
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Automobiles & More, Inc. ("GRANTOR")

TO: Auto Center Properties, Inc. ("GRANTEES")
1660 Antioch Pike
Antioch, Tennessee 37013

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
1660 Antioch Pike Antioch, Tennessee 37013	Auto Center Properties, Inc. Attn: Joseph F. Rocchietti 1660 Antioch Pike Antioch, Tennessee 37013	14807017900

WARRANTY DEED

FOR AND IN CONSIDERATION of the issuance One Hundred (100) Shares of Stock of Auto Center Properties, Inc., pursuant to Section 351 of the Internal Revenue Code and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Automobiles & More, Inc., a Tennessee corporation, has bargained and sold, and by these presents do transfer and convey unto Auto Center Properties, Inc., a Tennessee corporation, its successors 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 No. 6 "Amended and Final Section Two, Antioch Commercial P.U.D." of record in Book 6250, page 245, Register's Office for Davidson County, Tennessee, to which refere3nce is hereby made for a more complete description of said lot.

BEING the same property conveyed to Automobiles & More, Inc. from Gary M. Jones and wife, Sharen C. Jones, by Quit Claim Deed dated July 31, 2002, of record as Instrument Number 200208020092980 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1660 Antioch Pike, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Auto Center Properties, Inc., its successors and assigns, forever.

And it does covenant with the said Auto Center Properties, Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. 2008 Davidson County Real Property Taxes in the amount of $3,487.49, a lien currently due and payable.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Auto Center Properties, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of December 2008.

Automobiles & More, Inc.

By: Gary M. Jones
Gary M. Jones, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Gary M. Jones, with whom I am personally acquainted, and who acknowledged that he is the authorized representative of Automobiles & More, Inc., and is authorized to execute this instrument on behalf of the corporation and that as such he executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2008.

Notary Public

My commission expires: 5-7-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of December, 2008.

Notary Public

Commission Expires: 5-7-11