THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090085798 DEEDWARR
Recvd: 12/21/09 14:58 2 pgs
Fees:13.00 Taxes:969.40
20091221-0116114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/23/10

(AFFIX SEAL)

JAN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flying Wheels Auto, Inc.	New Owner	M&P 119-9-210 (Tract 1)
2618 Nolensville Road		M&P 119-10-28 (tract 2)
Nashville, TN 37211		
(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, **Rodger W. Weller and Gordon Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flying Wheels Auto, Inc. as to a three-quarter (3/4) undivided interest and Siamak Kadivar and wife, Nahid Fathiamirkhiz, as to a one-quarter (1/4) undivided interest,** 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:

Tract 1:
LAND in the 6th Civil District of Davidson County, Tennessee, bounded as follows:

Beginning on the easterly side of Logan Avenue, at what was formerly Mrs. Clara Holland's southwest corner of a 100 foot lot, conveyed to her by deed of record in Book 444, page 598, Register's Office for said County, and being Miss Melissa Logan's northwest corner, thence with the easterly margin of said Logan Avenue, southerly 50 feet, thence at right angles easterly 160 feet, more or less, to the west line of the old Timmons tract; thence with said line northerly 50 feet to the southeast corner of said Holland's lot; thence with the south line of said lot westerly 160 feet, more or less to the beginning.

BEING the same property conveyed to Rodger W. Weller by deed from Flora Adams, Administratrix of the Estate of George Robert Adams of record in Book 9110, page 235, Register's Office for Davidson County, Tennessee. Subsequently, Rodger W. Weller conveyed a one-half (1/2) undivided interest to Gordon Johnson by Quitclaim deed of record in Book 10701, page 752, said Register's Office.

Tract 2:

LAND in the 6th, formerly the 9th, Civil District of said County, being part of a 24.5 acre tract shown on plan of record in Plat Book 3, page 14, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of the property conveyed to Joseph C. Adams and wife, Cyrena E. Adams, by deed from Charles C. Chesire and wife, of record in Book 634, page 295, Register's Office for said County; said point being 160 feet east of the easterly margin of Logan Avenue; thence with said Adams' easterly line northwardly 50 feet; thence at right angles eastwardly 100 feet; thence at right angles southwardly 50 feet; thence at right angles westwardly 100 feet to the beginning.

There is herein conveyed an easement for a right-of-way for ingress and egress to and from said property, across the southerly 15 feet and around the north side of garage in rear of the lot.

BEING the same property conveyed to Rodger W. Weller and wife, Melanie T. Weller by deed from The Estate of George Robert Adams of record in Book 9110, page 235, Register's Office for Davidson County, Tennessee. The said Melanie T. Weller having since conveyed all of her interest therein to Rodger W. Weller by quitclaim deed of record in Book 101701, page 755, said Register's Office. The said Rodger W. Weller, unmarried, then conveyed 1/2 interest there in to Gordon Johnson by quitclaim deed of record in Book 10701, page 752, said Register's Office, and as corrected by quitclaim deed of record in Book 11178, page 979, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Easement Granted to Metropolitan Government of Nashville and Davidson County of record in Book 4729, page 216, said Register's Office; (3) All matters appearing on the plan of record in Book 3, page 14, Chancery Court for Davidson County, Tennessee; (4) Right of Way Easement for ingress and egress of record in Book 10701, page 752 and Book 10701, page 755, Register's Office for Davidson County, Tennessee; (5) All restrictions of record; (6) All easements of record; (7) All visible easements; (8) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2856 & 2852 Logan 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 hands this the 17th day of December, 2009.

Rodger W. Weller

Gordon Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rodger W. Weller** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of December, 2009.

My Commission expires May 6, 2013

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gordon Johnson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of December, 2009.

My Commission expires May 6, 2013

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN