BILL GARRETT, Davidson County
Trans:T20110012528 DEEDWARR
Recvd: 03/02/11 10:34 2 pgs
Fees:13.00 Taxes:1110.00
20110302-0016693

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Southside Towing & Recovery, Inc.
332 Wilhagan Road
Nashville, TN 37217

Send tax bill to:
same

Map/Parcel Numbers:
106 12 0 020.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **W.H. Emery** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Southside Towing and Recovery, Inc., Todd DeVidtz, President,** (the "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Murfreesboro Road Industrial Subdivision, Section IV, as of record in Book 384, Page 197, Register's Office of Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a point on the easterly margin of Wilhagan Drive, the common corner of Lots Nos. 8 and 9; thence along the common line between said lots easterly 197.57 feet to a point in the easterly line of Lot No. 31; thence along the common line between Lots Nos. 8 and 31 southerly 145.55 feet to a point in the northerly margin of Easthagan Drive; thence along said margin westerly 175.0 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to a point in the easterly margin of said Wilhagan Drive; thence along said margin northerly 134.99 feet to the point of beginning.

BEING the same property conveyed to W. H. Emery and wife, Maxine H. Emery by Warranty Deed dated June 19, 1980 of record in Book5615, Page 46, Register's Office for Davidson County, Tennessee. The said Maxine H. Emery now being deceased leaving W.H. Emery as surviving tenant.

Property known as 332 Wilhagan Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to all matters on the Plan of record in Book 384,Page 197, Register's Office of Davidson County, Tennessee and Subject to Restrictive Covenants of record in Book 3404, Page 544, and Book 4230, Page 94, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of February, 2011.

W. H. Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, W.H. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 16th day of February, 2011.

Notary Public
My commission expires: 3-3-14

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $300,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2011.

Notary Public
My commission expires: 3-3-14

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.