FROM: Frances A. Oman, Barbara O. Sullivan; Carolyn O. Smith; Merida O. Chambers; Delphine O. Sloan; and Houvis & Company

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

BOOK 5826 PAGE 261

TO: Hot Springs Auto Wash Corporation of Tennessee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Hot Springs Auto Wash Corporation of Tennessee NV Schottegatweg-Dost 130 (P.O. Box 305) Curacao, Netherlands Antilles	Hot Springs Auto Wash Corporation of Tennessee NV c/o Hot Springs Auto Wash Corporation of America 1705 Seminole Trail Charlottesville, Virginia 22901	120-51 2DA490

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of DECEMBER, 1981.

Notary Public

My Comm. Expires: OCTOBER 1, 1985

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frances A. Oman; Barbara O. Sullivan; Carolyn O. Smith; Merida O. Chambers; Delphine O. Sloan; and Houvis & Company, hereinafter collectively referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Hot Springs Auto Wash Corporation of Tennessee NV, a corporation organized under the laws of The Netherlands Antilles, with its registered office of Schottegatweg-Dost, 130 (P.O. Box 305), Curacao, Netherlands Antilles, hereinafter referred as "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit:

Land lying in the first Civil District of Davidson County, Tennessee and being Lot 2 in Section 2 of Seven Oaks Commercial Area as of Record in Book 5210, Page 391, R.O.D.C. and described as follows:

Beginning at an iron pin set in a curve, with a radius of 4,113.50 feet, in the southerly right-of-way of Murfreesboro Pike, said point being 111.28 feet from the easterly terminus of the southeasterly radius between Murfreesboro Road and McGavock Pike; thence following the curve along the southerly right-of-way of Murfreesboro Road with a radius of 4,113.50 feet a length of 58.55 feet to a point; thence continuing along said right-of-way S66°-58' E 311.45 feet to a set iron pin; thence leaving said right-of-way S23°-02' W 300.00 feet to an existing iron pin; thence N66°-58' W 340.89 feet to a point; thence N17°-30' E 301.87 feet to a set iron pin in the southerly right-of-way of Murfreesboro Road and the point of beginning and containing 2.44 acres more or less.

Being part of the same property conveyed to Frances O. Oman; Barbara O. Sullivan; Carolyn O. Smith; Merida O. Chambers, Delphine O. Sloan; and Houvis & Company, by deed from Vine Street Realty Company, of record in Book ____, page ___, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Grantor shall be responsible for the payment of all 1981 real estate taxes in the land conveyed hereby.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed this the 2ND day of DECEMBER, 1981.

Frances A. Oman By J. A. Chambers Attorney-in-Fact
Frances A. Oman
A Widow

Barbara O. Sullivan By J. A. Chambers Attorney-in-Fact
Barbara O. Sullivan

Carolyn O. Smith By J. A. Chambers Attorney-in-Fact
Carolyn O. Smith

Merida O. Chambers By J. A. Chambers Attorney-in-Fact
Merida O. Chambers

Delphine O. Sloan
Delphine O. Sloan

HOUVIS & COMPANY, a partnership

By: William C. Pryor
Partner

J. A. Chambers

Helen T. Sullivan By J. A. Chambers Attorney-in-Fact

Paul R. Smith, Jr. By J. A. Chambers Attorney-in-Fact

John E. Sloan, Jr. By J. A. Chambers Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Frances A. Oman, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, Tennessee, this the ____ day of _____, 1981.

_____
NOTARY PUBLIC

My Commission Expires: _____

RUSH

G 70450

DEC 2 11 45 AM '81
FELIX Z. ROLLSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Barbara O. Sullivan, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, Tennessee, this the ____ day of _____, 1981.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Carolyn O. Smith, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, Tennessee, this the ____ day of _____, 1981.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Merida O. Chambers, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, Tennessee, this the ____ day of _____, 1981.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George E. Copple, Jr., a Notary Public in and for said County and State, the within named Delphine O. Sloan, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of December, 1981.

George E. Copple, Jr.
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SANDRA FEASTES, a Notary Public in and for the County and State aforesaid, personally appeared William A. Byrn, Jr., with whom I am personally acquainted, and who upon oath acknowledged he/she to be a partner of Houvis & Company, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by William A. Byrn, Jr. as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2 day of December, 1981.

Sandra Feastes
NOTARY PUBLIC

My Commission Expires: 4-22-84

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 JOHN L. CHAMBERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Attorney-in-Fact for FRANCES A. OMAN, BARBARA O. SULLIVAN, CAROLYN O. SMITH and MERIDA O. CHAMBERS, the within named bargainors, with full authority to so execute the within instrument as Attorney-in-Fact for said bargainors for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2ND day of DECEMBER, 1981.

NOTARY PUBLIC

My commission expires: 10-1-85.

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 JOHN L. CHAMBERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Attorney-in-Fact for ALLEN T. SULLIVAN, PAUL R. SMITH, JR., and JOHN E. SLOAN, JR., the within named bargainors, with full authority to so execute the within instrument as Attorney-in-Fact for said bargainors for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2ND day of DECEMBER, 1981.

NOTARY PUBLIC

My commission expires: 10-1-85.

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 JOHN L. CHAMBERS, individually, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2ND day of DECEMBER, 1981.

NOTARY PUBLIC

My commission expires: 10-1-85.

12/02/1052.50~ CHECK

962

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5826 PAGE 265

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			400000.00- CO	
			1040.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1052.50-	
0962A	12/02/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G70450

IDENTIF. REFERENCE

DEC 2 11 45 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855966