THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 7220 PAGE 749

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hot Springs Auto Wash Corporation, of Tennessee, N.V. 2568 Ivy Road Charlottesville, Virginia 22901	Same	26-15-18 and 26-15-19

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Thousand Dollars ($850,000) John F. Roper, Trustee under Gallatin Road Land Trust Agreement (not of record), with full power to sell, transfer and convey, mortgage or encumber, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Hot Springs Auto Wash Corporation of Tennessee, N.V., a Netherlands Antilles' corporation hereinafter whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This is partially improved property, located on Gallatin Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit B attached hereto and incorporated herein by this reference. Grantor further covenants and binds himself, his successors and representatives, to warrant and forever defend

the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30TH day of April, 1987.

John F. Roper, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudette McCord, a Notary Public in and for the County and State aforesaid, personally appeared John F. Roper, Trustee, the within named bargainor, 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 and seal, at office in Nashville, Tennessee, this 30 day of April, 1987.

Notary Public

My Commission Expires:

August 28, 1988

STATE OF ~~TENNESSEE~~ VIRGINIA)
ALBEMARLE)
COUNTY OF ~~DAVIDSON~~)

The actual consideration or value whichever is greater, for this transfer is $850,000.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 1987.

Notary Public

My Commission Expires:

December 14, 1987

EXHIBIT A

Property Description

TRACT I: Being a parcel of land lying in Davidson County, Tennessee and being bounded on the West by Gallatin Pike; on the North by John F. Roper, Trustee; on the East by Lot 3, North Hill Estates, Section 1; on the South by William Penkava and being more particularly described according to a survey by Morrow and Associates dated April 27, 1987, as follows:

BEGINNING at a point in the East right-of-way line of Gallatin Pike, said point being located northerly, 195.18 feet from the North right-of-way return of Northside Drive;

THENCE, with the East right-of-way line of Gallatin Pike, on a curve to the right, the radius of which is 5,659.58 feet, the central angle of which is 00 deg. 21 min. 23 sec., the chord of which is North 46 deg. 53 min. 46 sec. East, 35.20 feet, along the curve distance of 35.20 feet to a point;

THENCE, North 42 deg. 55 min. 33 sec. West, 6.00 feet to a point;

THENCE, on a curve to the right, the radius of which is 5,665.58 feet, the central angle of which is 01 deg. 14 min. 51 sec., the chord of which is North 47 deg. 41 min. 53 sec. East, 123.35 feet, along the curve distance of 123.36 feet to a point, a corner common with John F. Roper, Trustee;

THENCE, with John F. Roper, Trustee, South 51 deg. 50 min. 00 sec. East, 291.20 feet to a point, a corner common with John F. Roper, Trustee and Lots 3 and 5, North Hill Estates, Section 1;

THENCE, with Lot 3, North Hill Estates, Section 1, South 39 deg. 51 min. 14 sec. West, 164.00 feet to a point, a corner common with Penkava in the West line of Lot 3;

THENCE, with Penkava, North 50 deg. 36 min. 24 sec. West, 306.28 feet to the POINT OF BEGINNING.

Containing 48,351 square feet (1.11 acres, more or less).

Being the same property conveyed to John F. Roper, Trustee, by Warranty Deed from Hubert L. Baker and William Penkava as of record. in Book 6950, page 813, Register's Office of Davidson County.

TRACT II: Being a parcel of land lying in Davidson County, Tennessee and being bounded on the West by Gallatin Pike; on the North by Lot 1 and Charles and E.R. Phillips, Mansker Meadows, Section 1; on the East by R.W. Ragland; and on the South by John F. Roper, Trustee and being more particularly described according to a survey by Morrow and Associates dated April 27, 1987, as follows:

BEGINNING at a point in the East right-of-way line of Gallatin Pike, said point being located northerly, 354 feet, more or less, from the North right-of-way return of Northside Drive;

THENCE, with the East right-of-way line of Gallatin Pike, on a curve to the right, the radius of which is 5,665.58 feet, the central angle of which is 01 deg. 14 min. 38 sec., the chord of which is North 48 deg. 56 min. 37 sec. East, 122.98 feet, along the curve distance of 122.99 feet to a point;

THENCE, South 40 deg. 26 min. 04 sec. East, 6.00 feet to a point;

THENCE, on a curve to the right, the radius of which is 5,659.58 feet, the central angle of which is 00 deg. 40 min. 42 sec., the chord of which is North 49 deg. 54 min. 16 sec. East, 67.00 feet, along the curve distance of 67.00 feet to a point, a corner common with Lot 1, Mansker Meadows, Section 1;

THENCE, with Lot 1, Mansker Meadows, Section 1, and passing a common corner with Phillips, South 53 deg. 17 min. 03 sec. East, 300.00 feet to a point, a corner common with R. W. Ragland in the South line of Phillips;

THENCE, with Ragland, South 50 deg. 34 min. 17 sec. West, 197.43 feet to a point, a corner common with Ragland in the North line of Lot 5, North Hill Estates, Section 1;

THENCE, with Lot 5, North Hill Estates, Section 1 and passing a corner common with Lot 5 and John F. Roper, Trustee, North 51 deg. 50 min. 00 sec. West, 300.00 feet TO THE POINT OF BEGINNING.

Containing 58,806 square feet (1.30 acres, more or less).

Being the same property conveyed to John F. Roper, Trustee, by Warranty Deed from Hubert Baker and Jim Sisco as of record in Book 6950, page 817, Register's Officer of Davidson County.

EXHIBIT B

Permitted Title Exceptions

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1. Subject to easements reserved in instrument of record in Book 3104, page 611, RODC (Tract I).

2. Easement for sewer and/or storm drainage of record in Book 6925, page 67, RODC (Tract I).

3. Easement for sewer and/or storm drainage of record in Book 6925, page 64, RODC (Tract II).

IDENTIFI REFERENCE
2 0 7 4 4
APR 30 2 49 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7220 PAGE 754

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
			950[illegible].00- CAMT.	
			2300.00 CSTAX	
			.50 PRFEE	
			15.00 WORD	
			CHECK	3395.50-
			120CA04/30/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20744

IDENTIFICATION REFERENCE

APR 30 2 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75973