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This Instrument Prepared By:

Benjamin C. Fordham
Harwell Martin & Stegall, P.C.
172 Second Avenue North
Nashville, TN 37219

Address New Owners (To Receive Tax Bills):

Terrell Estes and
9 Brentwood Circle
Bristol, TN 37620

John Fincher
136 Fairfield Drive
Bristol, TN 37620

Map-Parcel Numbers

Map 163, Parcel 290

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CAR WASH PROPERTIES OF HICKORY HOLLOW, L. P., a Delaware Limited Partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto TERRELL ESTES and JOHN FINCHER, as tenants in common, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located West of Bell Road and bounded on the South by Mt. View Road, more particularly described as follows:
>
> Beginning at a point in the southerly margin of Mt. View Road located approximately 660 feet West of Bell Road, said point being the southwest corner of Lot J-2, Hickory Hollow Mall, Section 3; thence with the northerly right of way of Mt. View Road, North 53 degrees 00' West 238.91 feet; thence leaving said road, North 26 degrees 19' East 280.67 feet; thence North 86 degrees 25' East 383.06 feet; thence South 37 degrees 00' West 525.01 feet to the point of beginning, containing 2.51 acres, more or less, according to the survey by Barge, Waggoner, Sumner & Cannon, dated June 2, 1986, and being part of Lot J-3 on the plan of Hickory Hollow Terrace Section 1, First Revision of record in Book 5200, page 697, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Car Wash Properties of Hickory Hollow L. P., a Delaware Limited Partnership, by deed from Guaranty Service Land Corporation, a Texas corporation, of record in Book 7250, page 149, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction, of record in Book 7843, page 885, Register's Office for Davidson County, Tennessee.

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. Grantor does covenant with the said Grantees 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 for real property taxes and

all instruments found of record in the Register's Office for Davidson County, Tennessee, including but not limited to a Deed of Trust executed by Car Wash Properties of Hickory Hollow L. P., a Delaware Limited Partnership, to Alvin E. Church, Trustee for the benefit of First American National Bank, of record in Book 7595, page 165, said Register's Office, Grantees having assumed the payment of the indebtedness secured by said Deed of Trust. Grantor does further covenant and bind itself, its successors 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.

WITNESS our hands this 1 day of August, 1990.

CAR WASH PROPERTIES OF HICKORY HOLLOW, L. P., a Delaware Limited Partnership

By: EQUINOX/FOUR SEASONS, INC., its General Partner

By: _____
Larry D. Cummings

By: _____
Larry W. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JULIE M. ROWENCAK of the state and county aforesaid, personally appeared Larry D. Cummings, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be AN OFFICER (or other officer authorized to execute the instrument), of Equinox/Four Seasons, Inc., the within named bargainor, a Tennessee corporation, and that he as such OFFICER, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Partnership by himself as AN OFFICER.

Witness my hand and seal, at office in NASHVILLE, TN, this 1 day of AUGUST, 1990.

Julie M. Rowencak
Notary Public

My Commission Expires:

10/9/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JULIE M. ROWENCAK of the state and county aforesaid, personally appeared Larry W. Tarter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be AN OFFICER (or other officer authorized to execute the instrument), of Equinox/Four Seasons, Inc., the within named bargainor, a Tennessee corporation, and that he as such OFFICER, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Partnership by himself as AN OFFICER.

Witness my hand and seal, at office in NASHVILLE, TN, this 1 day of AUGUST, 1990.

Julie M. Rowencak
Notary Public

My Commission Expires:

10/9/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $307,840.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Terrell Estes

John Fincher

Sworn and subscribed
this 30th day of
November, 1990.

Julie Mae Rowencak
Notary Public

My Commission Expires:

June 22, 1991

LCD/d7
car-wash.wd

7.5.1.4.9

IDENTIFICATION REFERENCE

Nov 27 3 03 PM '90

DAVIDSON COUNTY, TN

0403 11/27 0101 CHECK 1025.74

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
307840.00
CON TX 1015.74
PRFEE 1-00
WDEED 9-00
TOTAL 1025.74
CHECK 1025.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/27/90 01 15:03 0001 0403

7.5 1.4 9

IDENTIFICATION REFERENCE

Nov 27 3 03 PM '90

DAVIDSON COUNTY, TN

No. 376374