BOOK 9101 PAGE 302

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
U-WASH AUTO SYSTEMS 2310 Deerwood Rd. Nashville, TN 37214		Same As Address For New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASHVILLE LAND FUND, LTD.** (the "Grantor") has bargained and sold, and by these, presents, transfers and conveys to **U-WASH AUTO SYSTEMS INC.**, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters shown on Exhibit B, attached hereto and incorporated herein by reference.

This is unimproved property, known as Section 7, Lot 1, Larchwood Commercial Subdivision, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

93 OCT -1 PM 1:13

69559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 29th day of September, 1993.

Notary Public
My Commission Expires: 5-25-96

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29th day of SEPTEMBER, 1993.

NASHVILLE LAND FUND, LTD.

By: W. Gerald Ezell
W. Gerald Ezell, General Partner

By: 222 PARTNERS, INC.,
General Partner

By:
Michael A. Hartley,
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia V. Roberts, Notary Public, W. GERALD EZELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of NASHVILLE LAND FUND, LTD., a limited partnership, and is authorized to execute this instrument on behalf of NASHVILLE LAND FUND, LTD.

WITNESS my hand, at office, this 29th day of September, 1993.

Julia V Roberts
Notary Public
My Commission Expires: 1/25/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia V Roberts, Notary Public, MICHAEL A. HARTLEY, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the Vice President of 222 PARTNERS, INC., a corporation, and that said corporation is a general partner of NASHVILLE LAND FUND, LTD., a limited partnership, and is authorized by said corporation, said corporation being authorized by NASHVILLE LAND FUND, LTD. to execute this instrument on behalf of NASHVILLE LAND FUND, LTD.

WITNESS my hand, at office, this 29th day of September, 1993.

Julia V Roberts
Notary Public
My Commission Expires: 1/25/97

WP:LEMAOHSWD

EXHIBIT A

A tract of land in the First Civil District, 13th Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee, as of record in Plat Book 6936, Page 128, Register's Office for Davidson County ("R.O.D.C."), Tennessee, as amended by a plat entitled "Final Plat, Section 7, Lot 1 of Larchwood Commercial Subdivision, as of record in Plat Book 8250, Page 226, R.O.D.C., Tennessee" (hereinafter "Lot 1"), and more particularly described as follows:

Beginning at an iron pin set on the northerly right-of-way line of Blackwood Drive (a 100 foot wide street) at the southwesterly property corner of Larchwood Commercial Subdivision, Lot 1, Section Four, as of record in Plat Book 6200, Page 78, R.O.D.C., Tennessee. Said point is 174.81 feet southwestwardly from the westerly end of the northwesterly return curve for Stewarts Ferry Pike and proceeding as follows:

1. From the point of beginning and with the northerly right-of-way line of Blackwood Drive and a 750.00-foot radius curve to the left for a distance of 242.67 feet to a P.K. nail set; said curve has a central angle of 18° 32' 19" and a chord bearing and distance of S.68° 37' 18" W, 241.61 feet; thence,

2. Leaving the northerly right-of-way line of said drive and with the common property line of Larchwood Commercial Subdivision, Lot 1, Section 6 as of record in Plat Book 8250, Page 27, R.O.D.C., Tennessee, N. 23° 35' 30" W, 187.06 feet to a chiseled cross on painted stone set, thence,

3. Leaving Section 6 and with the common property of Larchwood Commercial Subdivision, Tract 1, as of record in Plat Book 6900, Page 875, R.O.D.C., Tennessee, in part, and Revision Lot 2, Larchwood Commercial Subdivision as of record in Plat Book 6200, Page 898, R.O.D.C., Tennessee, N 66° 24' 30" E, 162.95 feet to an iron pin set; thence,

4. N 64° 58' 39" E, 132.60 feet to an existing iron pin; thence,

5. Leaving Revision Lot 2 and with the common property line of Lot 1, Section Four, Larchwood Commercial Subdivision, as of record in Plat Book 6200, Page 78, R.O.D.C., Tennessee, S 8° 26' 28" E, 206.89 feet to the point of beginning and containing 50,150 square feet or 1.151 acres more or less.

This description was taken from the plat entitled "Final Plat, Section 7, Lot 1 of Larchwood Commercial Subdivision, a Portion of Tract 1 as of record in Plat Book 6900, Page 875, Register's Office for Davidson County, Tennessee."

This description was prepared by Ragan-Smith-Associates, Inc., Job No. 85-133 and certified by John O. Spry, Tennessee Registered Land Surveyor No. 727, 315 Woodland Street, Nashville, Tennessee, (615) 244-8591.

Excepting and reserving, a certain perpetual non-exclusive ingress/egress easement, for the benefit of Tract 1 of Larchwood Commercial Subdivision as of record in Plat Book 6900, Page 875, R.O.D.C., Tennessee as shown on the plat entitled "Final Plat, Section 7, Lot 1, Larchwood Commercial Subdivision, as of record in Plat Book 8250, Page 226, R.O.D.C., Tennessee" (hereinafter "Tract 1"), across that portion of Lot 1 being identified as a "40' INGRESS/EGRESS EASEMENT BY THE RECORDING OF THIS PLAT" as shown on the "Final Plat, Section 7, Lot 1 of Larchwood Commercial Subdivision, as of record in Plat Book 8250, Page 226. Such easement shall inure to the the benefit of Grantor, its assignees and any successor owner(s) of Tract 1 or any portion thereof as an easement and covenant which runs with the land. Any beneficiary of the reserved easement may construct, maintain, repair and, if necessary, replace within such easement any improvements deemed necessary by such beneficiary to use and enjoy the easement, including, but not limited to, a paved access drive.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 1993 and subsequent years.

2. All matters shown on the Plan of Record in Book 6900, Page 875, Register's Office for Davidson County, Tennessee.

3. Cross-Access Easement of record in Book 7809, Page 502, said Register's Office.

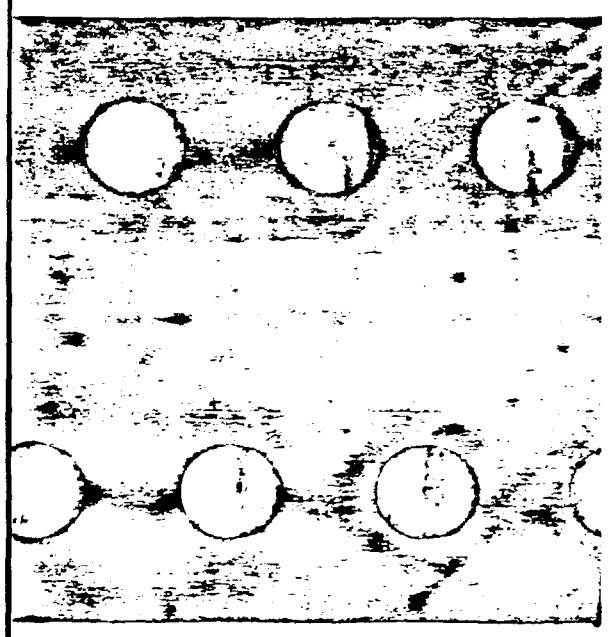
4. Easement and Grant of Right-of-Way recorded in Book 8454, Page 839, said Register's Office.

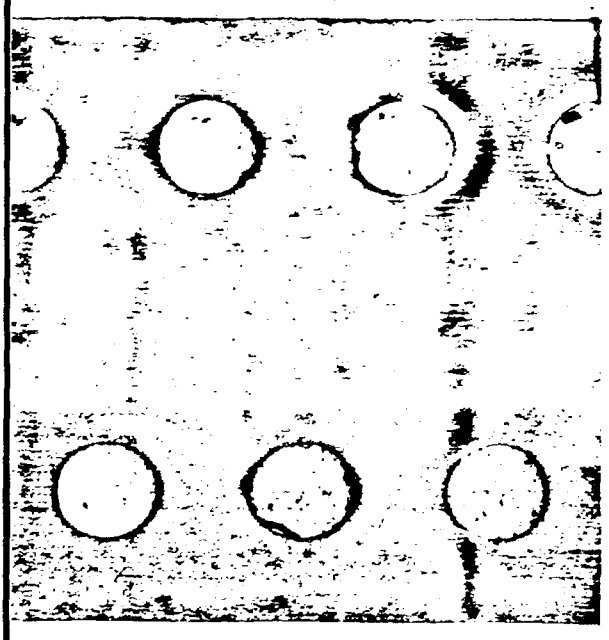
5. All matters shown on the plat for Section 7, Lot 1, Larchwood Commercial Subdivision, Davidson County, Tennessee, as of record in Plat Book 6939, Page 128, Register's Office for Davidson County, Tennessee, as amended by a plat entitled "Final Plat, Section 7, Lot 1 of Larchwood Commercial Subdivision, as of record in Book 8250, Page 226, Register's Office for Davidson County, Tennessee, including, but not limited to, all easements, covenants, restrictions, conditions, or liens.

6. Exception to Easement recorded in Book 9081, Page 368.

6993 10/01 0101 03CHECK 794.00

WF LEMAOHSWD





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8101 PAGE 306

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

CAMT 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 16.00
TOTAL 794.00
CHECK 794.00

10/01/93 01 16:15 0001 6993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6959

IDENTIFICATION NUMBER

93 OCT -1 PM 4:13

No. 704913