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QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in had paid, the receipt of which is hereby acknowledged, J CO, a Tennessee general partnership ("Grantor"), does by these presents hereby quitclaim and convey unto J.M. CARNES, his heirs and assigns, an undivided 15.33% interest of its right, title and interest in and to the following described tracts of land situated and being in the City of Madison, County of Davidson, State of Tennessee, to-wit:

First Tract as more particularly described in Exhibit A-1, attached and incorporated herein. 34-9 33

Second Tract as more particularly described in Exhibit A-2, attached and incorporated herein. 34-9 36

Third Tract as more particularly described in Exhibit A-3, attached and incorporated herein. 34-9 160

In witness whereof, the Grantor has executed this instrument on the 1st day of August 1994.

94 AUG 12 AM 8:30

MAIL ENV.

J CO.

By: _____
Jack Guenther, Partner

By: _____
J.M. Carnes, Partner

82696
IDENTIFICATION REFERENCE

RTI\94008.cb

STATE OF TEXAS §
§
COUNTY OF BEXAR §

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BEFORE ME, Carol Sue Bruehler, a Notary Public in the State and County aforesaid, personally appeared JACK GUENTHER and J.M. CARNES, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in San Antonio, Texas, this 1st day of August 1994.

Carol Sue Bruehler
Notary Public, State of T E X A S

Commission Expiration: 9/17/97

Carol Sue Bruehler
Typed or Printed Name of Notary

The actual consideration or value, whichever is greater, for this transfer is $0.00.

SUBSCRIBED and SWORN TO BEFORE ME, this the 1st day of August 1994.

J. M. Carnes
Affiant

Carol Sue Bruehler
Notary Public, State of T E X A S

Commission Expiration: 9/17/97

Carol Sue Bruehler
Typed or Printed Name of Notary

Address of New Owner as Follows:

J.M. Carnes
4623 Fredericksburg Road
San Antonio, TX 78201

Send Tax Bills To:

Rivergate Toyota, Inc.
1520 Gallatin Road North
Madison, TN 37115

Prepared by:

Jack Guenther
1777 N.E. Loop 410, Suite 1512
San Antonio, TX 78217-5290

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EXHIBIT A-1

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ragan-Smith-Murphy & Associates, Inc, under date of August 10, 1981, John O. Spry, Registered Land Surveyor, Tennessee No. 727, Work Order 1280, Job No. 81-061, to wit:

Beginning at an iron pin set in the westerly margin of Gallatin Pike, U. S. 31-E, State Route 6, at a point approximately 426 feet northerly from the center line of West Monticello Avenue, thence N 72° 01' 04" W 959.12 feet to an iron pin set in the Louisville & Nashville Railroad right-of-way; thence following said railroad right-of-way N 4° 39' 46" E 303.00 feet to an iron pin; thence S 72° 17' 06" E 796.13 feet to a fence corner; thence S 72° 22' 14" E 231.11 feet to an existing iron pin set in concrete in the westerly margin of Gallatin Pike; thence along the westerly margin of Gallatin Pike S 17° 39' 29" W 300.00 feet to the point of beginning.

The above-described property was conveyed to J Co, a Tennessee General Partnership by deed from C.T. Limited, a Tennessee partnership consisting of Fred T. Cox and John C. Tune, of record in Book 6195, Page 594, Register's Office for said County.

EXHIBIT A-2

Situated in the City of Madison, County of Davidson, State of Tennessee, as follows:

Being part of Lot No. 3 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being Lot No. 2 on the Map of a resubdivision of a part of said Lot No. 3 of Alta Loma Subdivision, as of record in Book 4060, page 184, said Register's Office, described as follows:

Said Lot No. 2 fronts 75 feet on the westerly margin of Gallatin Road, and runs back between the lines of 200 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 66.10 feet.

TOGETHER with all right, title and interest, if any, of the Grantors in and to an easement for the purpose of ingress and egress over the rear or westerly 25 feet of Lot No. 1 on the Map of the Re-Subdivision, as of record in Book 4060, page 184, said Register's Office, which Lot No. 1 is adjacent to the property conveyed herein, and which easement is referred to in deed of record in Book 4489, page 283, said Register's Office.

Being the same property conveyed to J Co., a Tennessee General Partnership by deed from Hoyle Kent Dobbs, Jr. and wife, Constance B. Dobbs of record in Book 8064, page 904, Register's Office of Davidson County, Tennessee.

EXHIBIT A-3

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Map of a Resubdivision of a part of Lot No. 3 of said Alta Loma Subdivision, as of record in Book 4060, page 184, Register's Office for said County, and being described as follows:

BEGINNING at a point in the westerly margin of Gallatin Road, being the common front corner of Lots Nos. 1 and 2 on said Resubdivision of a part of Lot No. 3; thence with the margin of the same, South 18 degrees 06 minutes West 98.85 feet to a point, the beginning of a curve to the right; thence southwestwardly around said curve to the right, said curve having a radius of 25 feet, 40.39 feet to a point in the northerly margin of Monticello Road, as widened; thence with the margin of same, North 69 degrees 20 minutes West 173.85 feet to a point; thence North 18 degrees 06 minutes East 125.00 feet to a point, being the common rear corner of said Lots Nos. 1 and 2 on said Resubdivision; thence along the line between said Lots Nos. 1 and 2 on said Resubdivision, South 69 degrees 20 minutes East 200 feet to the point of beginning.

BEING the same property conveyed to J. Co., a partnership of Jack Guenther and H. Kent Dobbs, Jr., by deed from Percy Wilkins, Jr., Substitute Trustee, of record in Book 6303, page 66, Register's Office for Davidson County, Tennessee.

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