BOOK 9537 PG 652

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DAVIDSON §

THAT **STAR ENTERPRISE**, a New York general partnership ("Grantor"), for TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration in hand paid by **NATIONAL CAR WASH 423 HARDING PLACE**, a Tennessee partnership, Federal Tax I.D. Number 62-1582791, ("Grantee"), whose mailing address is 6054 Temple Road, Nashville, Tennessee 37221, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all that certain real property, lying and being situated in the County of Davidson, Tennessee, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"), together with all right, title and interest which Grantor may have in and to any and all roads, streets and ways bounding the Property.

This conveyance is made and accepted subject to the following:

A. Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the property.

B. Recorded agreements, easements, rights-of-way, covenants, conditions and restrictions, as the same may be of present force and effect.

C. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.

D. The lien for real property taxes for the current year, and any liens for special assessments which are not yet due and payable.

E. Water and sewer charges, if any.

TO HAVE AND TO HOLD the Property, together with all and singular the rights

0031 12/05 0101 03CHECK 757.00

14510 IDENTIFICATION REFERENCE

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and appurtenances in anywise belonging unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this 22nd day of November, 1994.

STAR ENTERPRISE

By: _____
Name: Reidar O Fauli
Title: Vice President Refining

ATTEST: _____
Name: CLYDE T. CUYKENDALL
Title: SECRETARY

APPROVED AS TO FORM

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared REIDAR FAULI, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the V.P. REFINING of **STAR ENTERPRISE**, the within named bargainor, a New York general partnership, and that he as such V.P. REFINING, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such V.P. REFINING.

Witness my hand and official seal, this 22nd day of November, 1994.

Barbara Harberson
Notary Public
My Commission Expires: 3-26-98

BARBARA HARBERSON
MY COMMISSION EXPIRES
March 26, 1998

BOOK 9537 PG 654

STATE OF Tennessee §

§ OATH

COUNTY OF Montgomery §

I, the undersigned affiant, as Partner for **NATIONAL CAR WASH 423 HARDING PLACE**, first being duly sworn, made this oath as follows:

I do hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater, is $200,000.00.

Affiant Johnny L. Jones

Sworn to and subscribed before me this 28 day of November, 1994.

Notary Public

My Commission Expires: 10-12-98

JOEL D. RAGLAND NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

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This Instrument Prepared By:
Gary W. Dzierlenga, Esq.
12700 Northborough
Houston, Texas 77067

PROPERTY OWNER NAME AND ADDRESS:

NATIONAL CAR WASH
%JOHNNY L. JONES
423 HARDING PLACE
NASHVILLE, TN 37211

RESPONSIBLE FOR TAX:

SAME

BOOK 9537 PG 655

Legal Description

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

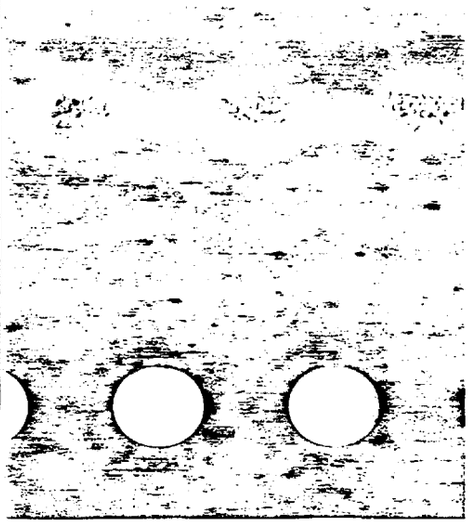
Being Lot No. 1 on the Plan of Harding Place Manor, as of record in Book 3842, page 35, Register's Office for Davidson County, Tennessee described as follows:

Beginning at an iron pin set in the southerly margin of Harding Place right of way, and in the middle of a drainage ditch and following a line in the center of said drainage ditch, south 35 deg 45 min east 175 feet to an iron pin; thence south 63 deg 15 min west 227.18 feet to an iron pin; thence north 26 deg 45 min west 182.72 feet to a point in the southerly margin of said Harding Place right of way; thence with said right of way north 63 deg 15 min East 118.2 feet to a concrete monument, south 26 deg 45 min East 10 feet to another concrete monument, and north 63 deg 15 min East 81.8 feet to the point of beginning;

LESS AND EXCEPT: 20 foot perpetual easement and right of way for sanitary sewer as set out in Book 3312, Page 560; right to maintain drainage ditch granted in Book 3570, Page 75, Restrictive covenants of record in Book 4000, Page 531; and subdivision plat of record in Book 3842, Page 35, all Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Star Enterprise, a New York general partnership, by Deed from Texaco Refining and Marketing Inc., a Delaware corporation, of record in Deed Book 7963, Page 861, and by Quitclaim Deed of record in Deed Book 8872, Page 213, Register's Office of Davidson County, Tennessee.

BEING MAP AND PARCEL NO. 147-25 ON THE MAPS OF THE ASSESSOR OF PROPERTY FOR DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9537 PG 656

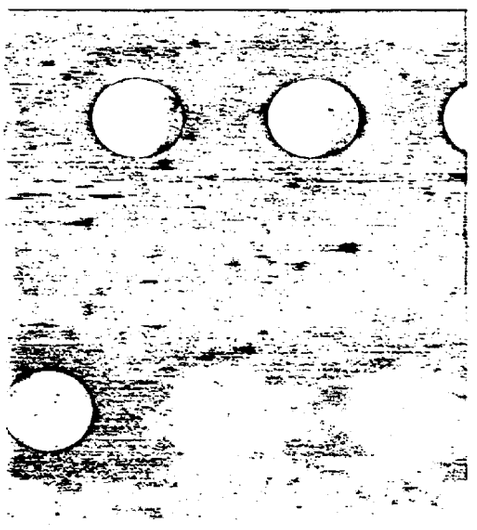
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	16.00
TOTAL	757.00
CHECK	757.00

12/05/94 01 10:59 0001 0031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



14510
IDENTIF. & REFERENCE

94 DEC -5 AM 10:58

REGISTER
DAVIDSON COUNTY, TN.

No. 860037