0136000

IDENTIF. # REFERENCE

This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

95 DEC 26 PM 2:22

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Send Tax Bills to New Owner at:

Washmaster Arlington Limited Partnership
c/o Washmaster Management, Inc.
920 Holcomb Bridge Road
Suite 500
Roswell, GA 30076

Map: 10D 40000
Parcel: 26-15-18

GENERAL WARRANTY DEED

BOOK 9901 PG 415

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THAT AUTO WASH CORPORATION OF TENNESSEE, a Tennessee corporation (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by WASHMASTER ARLINGTON LIMITED PARTNERSHIP, a Texas limited partnership (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, those certain tracts or parcels of real property situated in Davidson County, Tennessee, which are described in Exhibit A attached hereto and incorporated herein by reference for all purposes, together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This conveyance is made and accepted subject to the easements, covenants and restrictions, if any, forming the chain of title and set forth in Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and, subject to the Permitted Exceptions, the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 28th day of December, 1995.

GRANTOR:

AUTO WASH CORPORATION OF TENNESSEE

By: _____
Jeffrey A. Greene,
Assistant Secretary

BOOK 9901 PG 416

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A. Greene, who being by me first duly sworn acknowledged himself to be the Assistant Secretary of Auto Wash Corporation of Tennessee, a Tennessee corporation, and that he, as such Assistant Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained, and declared that the statements therein contained are true.

Witness my hand and official Seal this 28th day of December, 1995.

_____
Notary Public

My Commission Expires:

11/26/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value is greater, for this transfer is $1,850,000.00.

_____
Affiant

Subscribed and sworn to before me this the 28th day of December, 1995.

_____
Notary Public

My Commission Expires:

11/26/96

JAG/d12

Exhibit A
to General Warranty Deed

LEGAL DESCRIPTION

BOOK 9901 PG 417

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 Jon 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).

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 Auto Wash Corporation of Tennessee by deed from Hot Springs Auto Wash Corporation of Tennessee, N.V., of record in Book 7322, page 974, Register's Office for Davidson County, Tennessee.

Exhibit B
to General Warranty Deed

PERMITTED ENCUMBRANCES

1. Deed of Trust, Security Agreement and Fixture Filing executed by Auto Wash Corporation of Tennessee, to John H. Roe, Jr., Trustee, of record in Book 8853, page 555, Register's Office for Davidson County, Tennessee, to secure to WBF Financing, Inc.

2. Subject to easements reserved in instrument of record in Book 3104, page 611, Register's Office for said County. (Tract I)

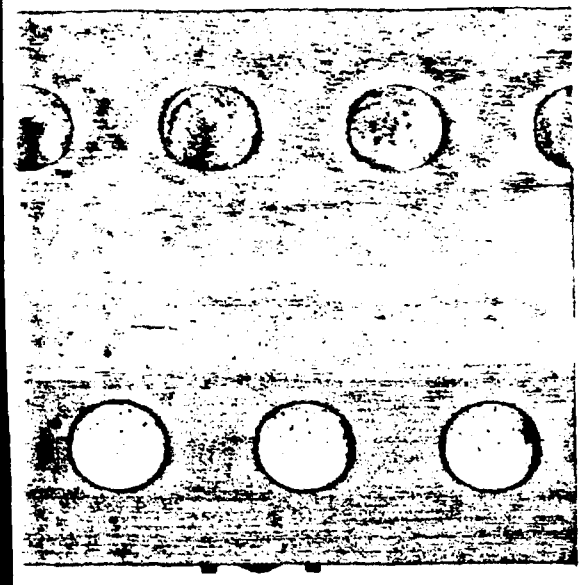
3. Easements for sewer and/or storm drainage of record in Book 6925, page 67, Register's Office for said County. (Tract I)

4. Easements for sewer and/or storm drainage of record in Book 6925, page 64, Register's Office for said County. (Tract II)

BOOK 9901PG418

2585 12/28 0101 03CHECK 6862.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9901 PG 419

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
1850000.00
CON TX 6845.00
PRFEE 1.00
WDEED 16.00
TOTAL 6862.00
CHECK 6862.00

12/28/95 01 14:24 0001 2585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136000
IDENTIF. ↑ REFERENCE

95 DEC 28 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 990969