This instrument was prepared by of the law firm of Rudolph, Ross, Fendley & Hogan, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Johnny Jones
c/o NCW-National Car Wash, LLC
P.O. Box 423
Joelton, TN 37080

PROPERTY ADDRESS:

NCW-National Car Wash
3855 Dickerson Pike
Nashville, TN

PAUL G. CRENSHAW, ET UX

TO: CASH WARRANTY DEED

Instr:200001180005744 Page: 1 OF 2
REC'D FOR REC 01/18/2000 2:47:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2016.50

NCW-NATIONAL CAR WASH, L.L.C.

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **PAUL G. CRENSHAW and wife, NOEL ANN CRENSHAW**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **NCW-NATIONAL CAR WASH, L.L.C.**, **Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, **Grantee's** successors and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in the Eleventh (11th) Civil District of Davidson County, Tennessee, to-wit:

> Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded Plan of Locust Hill, and described according to a copy of a survey made by S.E. Davis, Surveyor, on January 10, 1946, as follows:
>
> **BEGINNING** at a point in the easterly margin of the Dickerson Pike at an iron pin at the corner of Lots 1 and 2; thence easterly 300 feet to an iron pin in the margin of Old Hickory Boulevard; thence easterly 300 feet to an iron pin in the corner of said Lots in the westerly line of Lot 3; thence with the line between Lots 2 and 3, southerly 166 feet to an iron pin; thence westerly 314.2 feet to the easterly margin of the Dickerson Pike; thence with the margin of same, northerly 166.5 feet to the point of beginning.
>
> Being the same property conveyed to Paul G. Crenshaw by deed of record in Book 8902, Page 204, R.O.D.C., TN. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 41-12-85.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, in fee simple absolute, **Grantee's** successors and assigns forever.

SUBJECT to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6342, Page 570, RODCT, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 5 day of January, 2000.

GRANTORS:

Paul G. Crenshaw

PAUL G. CRENSHAW

Noel Ann Crenshaw

NOEL ANN CRENSHAW

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the State and County aforesaid, **PAUL G. CRENSHAW and wife, NOEL ANN CRENSHAW**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained on this 5 day of January, 2000.

Notary Public

NOTARY PUBLIC **SEAL**

My Commission Expires: 5-28-2003

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$** 545,000.00.

SWORN AND SUBSCRIBED TO before me on this the day of 7, January, 2000.

AFFIANT

NOTARY PUBLIC **SEAL**

Commission expires: 7/16/02

kw\mydocs\ncw-national car wash.deed