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THIS INSTRUMENT PREPARED BY
BERRY, OGLESBY & MORTON, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
1109 Lipscomb Drive	860 Hillhaven Ct.	Owner	Map 160.6/46
Brentwood, TN 37027	Nashville, TN 37220		Parcel 13
	Davidson County, TN		



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Six Thousand Dollars and 00/100 ($206,000.00) Dollars, cash, the receipt of which is hereby acknowledged, **INDEPENDENCE TRUST COMPANY, TRUSTEE U/A BARBARA H. SMITH TRUST** (Grantor), has bargained and sold and by these presents do hereby transfer and convey unto **CAR WASH ENTERPRISE, INC.** (Grantee), its successors and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 212 on the Plan of Oak Hill Estates, Section 2 of record in Book 4460, page 36, 37 and 38 and amended in Book 6110, page 508 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Barbara H. Smith, Trustee under the Barbara H. Smith Living Trust dated September 17, 1998 by deed from Barbara H. Smith of record in Book 11119, page 35, Register's Office for Davidson County, Tennessee. Barbara H. Smith died on February 7, 1999 and under the terms of said Living Trust Independence Trust Company became successor Trustee. On February 19, 1999 Independence Trust Company accepted the appointment as Trustee of the trust known as the Barbara H. Smith Revocable Living Trust dated September 17, 1998 as amended December 1, 1998, and is now the sole Trustee of said Trust.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by taxes for the year 2000 which will be prorated and paid by Grantee when due; all matters appearing on plan of Oak Hill Estates, Section 2 of record in Book 4460, pages 36, 37 and 38 as amended in Book 6110, page 508 Register's Office of Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all highway, roadway and utility easements.

And Grantor does further covenant and bind itself, its representatives, successors and assigns,

to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS this 31 day of March, 2000.

INDEPENDENCE TRUST COMPANY,
TRUSTEE U/A BARBARA H. SMITH TRUST

BY: E. Bedell James
Trust Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, PEGGY D. HOOD, the undersigned, a Notary Public, in and for said State and County, E. Bedell James, of **INDEPENDENCE TRUST COMPANY, TRUSTEE U/A BARBARA H. SMITH TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained as such Trustee but no further or otherwise.

WITNESS my hand and official seal at Franklin, Tennessee, this the 31 day of MARCH, 2000.

Peggy D. Hood
NOTARY PUBLIC

My commission expires:
1-22-2003

PEGGY D. HOOD NOTARY PUBLIC AT LARGE TENN. WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $206,000
Car Wash Enterprises, Inc Beg Notes Rec

Sworn to and subscribed before me this the 31 day of March 2000.

Peggy D. Hood
NOTARY PUBLIC

My commission expires:
1-22-2003

PEGGY D. HOOD NOTARY PUBLIC AT LARGE TENN. WILLIAMSON