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THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Robert J. Lenard **Affiant** Subscribed and sworn to before me, this 4th day of January, 2001. Notary Public My Commission Expires: 5.29.2003

Address New Owner As Follows: Gallatin Road Car Wash Properties 1411 Gallatin Ave. Nashville, TN 37206	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 72-13-391

Davidson County DEEDWARR
Recvd: 01/08/01 14:25 2pgs
Fees:11.00 Taxes:906.50

20010108-0002408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT J. LENARD,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GALLATIN ROAD CAR WASH PROPERTIES, LLC,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, and being Lot 1 on the resubdivision of part of lots 3 – 6 of A.H. Robinsons Subdivision, as of record in Plat Book 8250, page 380, Register's Office for said County, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference herein by reference the same as if copies fully herein verbatim.

Being the same property conveyed to Robert J. Lenard by deed from Floyd W. Primrose, Jr. and wife, Delores F. Primrose, and Arthur L. Primrose, of record in Book 9610, page 502, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

This conveyance is made subject to:

All matters as shown on Plan of record in Book 8250 page 380, Register's Office for Davidson County, Tennessee.

This is improved property known as 1411 Gallatin Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the 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 it 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 the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of January, 2001 and made effective as of the 1st day of January, 2001.

Robert J. Lenard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT J. LENARD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2001.

Notary Public

My Commission Expires: 5/28/2003