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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 $253,000.00. John M Lenard **Affiant** Subscribed and sworn to before me, this 4th day of January, 2001. G. V. Crawford III Notary Public My Commission Expires: 1/28/2003

Address New Owner As Follows: Thompson Lane Car Wash Properties, LLC 513 Thompson Lane Nashville, Tennessee 37211	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 119-9-219

Davidson County DEEDWARR
Recvd: 01/08/01 14:26 2pgs
Fees:11.00 Taxes:936.10
20010108-0002411

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 **THOMPSON LANE 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, being all that parcel of land presently known as parcel 219 as shown on the Plan of the Revision of Lots 81, 82 and Part of Reserved Parcel of the H. G. McNabb Subdivision, of record in Plat Book 6200, page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Lenard by deed from Car Wash Enterprises, Inc. and W. H. McPherson, of record in Book 7909, page 69, 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:

1. Easement for Gas Main of record in Book 1452, page 405, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, page 430, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, page 333, Register's Office for Davidson County, Tennessee.

4. Water Main Easement of record in Book 4528, page 841, Register's Office for Davidson County, Tennessee.

5. Right of Way Deed of record in Book 2021, page 181 and in Book 2021, page 201, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants of record in Book 1333, page 387 and in Book 1318, page 326, Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Thompson Lane, Nashville, Tennessee 37211.

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

GEORGE W. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/28/2003