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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 $437,000.00. **Affiant** Subscribed and sworn to before me, this 4th day of January, 2001. Notary Public My Commission Expires: 5/28/2003

Address New Owner As Follows: Madison Car Wash Properties, LLC 222 South Gallatin Road Madison, TN 37115	Send Tax Bills To: Same as New Owner	Map-Parcel Number: 42-16-96

Davidson County DEEDWARR
Recvd: 01/08/01 14:32 2pgs
Fees:11.00 Taxes:1616.90
20010108-0002414

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 do transfer and convey unto **MADISON 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 Lot No. 34 on the Plan of the Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 365 feet to a dead line.

Being the same property conveyed to Robert J. Lenard by deed from Harris C. Smith and wife, Nell C. Smith, of record in Book 5478, page 963, 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. All matters as shown on Plan of record in Book 547, page 44, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3340, page 310, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, page 40, Register's Office for Davidson County, Tennessee.

This is improved property known as 222 South Gallatin Road, Madison, Tennessee 37115.

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