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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 $369,000.00. John M Lenard **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:	Send Tax Bills To:	Map-Parcel Number:
Nolensville Road Car Wash Properties, LLC 3745 Nolensville Road Nashville, TN 37211	Same as New Owner	133-10-33

Davidson County DEEDWARR
Recvd: 01/08/01 14:33 2pgs
Fees:11.00 Taxes:1365.30
20010108-0002417

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 **NOLENSVILLE 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:

Beginning at a point in the westerly margin of Nolensville Road, as widened, said point further described as being the southeast corner of Lot 16 on the Plan of Allied Industrial Park, Section Six, as of record in Book 4060, page 69, Register's Office for Davidson County, Tennessee; thence along said westerly margin South 25 deg. 11' East a distance of 20.58 feet to the beginning of a spiral curve to the left, said curve having a radius of 2316 feet; thence around said spiral curve a distance of 104.42 feet to a point, the chord of said curve being South 25 deg. 24' 30" East 104.42 feet; thence leaving the westerly margin of Nolensville Road and following the southerly line of the herein described tract South 64 deg. 49' West 225.41 feet to a point, thence North 25 deg. 11' West 124.99 feet to a point, said point being the southwest corner of the aforementioned Lot 16 of Allied Industrial Park, Section Six, thence following the southerly line of said Lot 16 and the northerly line of the herein described tract, North 64 deg. 49' East 225.00 feet to the point of beginning, containing 28,144 square feet or 0.646 acres, more or less.

Being the same property conveyed to Robert J. Lenard and wife, Linda S. Lenard by deed from Scot Oil Company, of record in Book 5131, page 385, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Robert J. Lenard by deed from Linda S. Lenard, of record in Book 5237, page 394, 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. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3799, page 684, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Plan of record in Book 4060, page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as 3745 Nolensville Road, Nashville, TN 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

My Commission Expires: 5/28/2003