FILE BOX 57

# GENERAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| TBSH Car Wash, LLC<br>P. O. Box 60429<br>615 Main Street<br>Nashville, TN 37206 | Same | Map: 34-6<br>Parcel: 45 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **James Laemmle and Timothy M. Janson**, (the "Grantors"), has bargained and sold, and by these presents does transfer and convey unto **TBSH Car Wash, LLC** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 1 on the Final Plan of Laemmle-Janson Subdivision of record as Instrument No. 20001221-0125099, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to the Grantors by deed of record in Book 9965, page 865, Register's Office for Davidson County, Tennessee

This conveyance is subject to the matters set forth in Exhibit A attached hereto.

**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 the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 01/09/01 15:36 4pgs
Fees:19.00 Taxes:777.00
20010109-0002985

**IN WITNESS WHEREOF,** the undersigned Grantor has executed this General Warranty Deed as of December 29th, 2000.

James Laemmle

**James Laemmle**

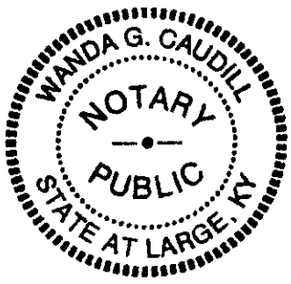
STATE OF Kentucky )
COUNTY OF Jefferson )

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

WITNESS my hand and official seal at ~~Nashville, Tennessee,~~ Louisville, Kentucky on this 29th day of December, 2000.

Wanda G. Caudill
NOTARY PUBLIC

My Commission Expires: September 10, 2004



Timothy M. Janson

**STATE OF** Florida )
**COUNTY OF** Lee )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Timothy M. Janson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office, on this the 23rd day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 3/27/04

PATRICIA F. TARDIFF
MY COMMISSION # CC 922695
EXPIRES: March 27, 2004
Bonded Thru Notary Public Underwriters

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 27th day of December, 2000.

Notary Public

My commission expires: 9/29/01

BETTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

H:\PWelch\CLOSINGS.DIR\Janson2.Parker\Warranty.Deed.wpd

**EXHIBIT A**

1. Taxes for 2001 and subsequent years.

2. All matters shown on the Plan of record as Instrument Number 20001221-0125099, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in an instrument of record in Book 7480, page 965, as amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

4. Restrictions and conditions, of record in Book 6531, page 425, as amended in Book 6794, page 377, said Register's Office.

5. Such easements of record as may affect the subject property.