Davidson County DEEDWARR
Recvd: 04/29/02 13:37 4pgs
Fees:23.00 Taxes:22793.89
20020429-0052258

THIS INSTRUMENT PREPARED BY:
Michael D. Zeka, Esq.
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

After Recording Return to:
Carolann Benoit NA# 32204
First American Title Ins. Co.
3 Greenway Plaza, Suite 1100
Houston, TX 77046

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 29th day of March, 2002, by and between **DONALD E. MASSEY, TRUSTEE U/A/D 12/13/01, DONALD E. MASSEY, SETTLOR,** 801 Griswold, Novi, Michigan 48167, party of the first part, and **CAR SON MAS TN LL.C., a Delaware limited liability company, c/o Capital Automotive L.P., 1420 Spring Hill Road, Suite 525, McLean, VA 22102,** party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the party of the first part has bargained and sold, and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and improvements located thereon.

The property is improved with an address of 2121 Metrocenter Blvd., Nashville, TN
Being the same property conveyed to the party of the first part by deed from Donald E. Massey, of record as Instrument No. 20020228-0025655, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, it successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for restrictions, covenants and easements of record; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

DONALD E. MASSEY TRUST U/A/D 12/13/01

By: _____
Donald E. Massey, Trustee

_____
Donald E. Massey, individually, solely to convey to party of the second part any of Donald E. Massey's interest in the property

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald E. Massey, Trustee**, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained.

Witness my hand and official seal at Plymouth, Michigan, this 29th day of March, 2002.

Cheri Ann Maculevicz
Notary Public

My Commission Expires: 10/24/2004

CHERI ANN MACULEVICZ
Notary Public, Wayne County, MI
My Commission Expires Oct 24, 2004

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald E. Massey,** to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained.

Witness my hand and official seal at Plymouth, Michigan, this 29th day of March, 2002.

Cheri Ann Maculevicz
Notary Public

My Commission Expires: 10/24/2004

CHERI ANN MACULEVICZ
Notary Public, Wayne County, MI
My Commission Expires Oct 24, 2004

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,160,510.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me this 29th day of March, 2002.

Cheri Ann Maculevicz
Notary Public

My commission expires: 10/24/2004

CHERI ANN MACULEVICZ
Notary Public, Wayne County, MI
My Commission Expires Oct 24, 2004

2121 Metrocenter Blvd.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO: 70-15-37

ADDRESS NEW OWNER(S) AS FOLLOWS:

1420 Spring Hill Rd. Ste 525
Mclean, VA 22102

SEND TAX BILLS TO:

SAME
Name

Street Address or Route Number

City, State, Zip

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

Tract I:

Being Lot No. 1 on the Plan of Resubdivision - Lot 2, MetroCenter Tract 22, of record in Plat Book 6900, page 905, Register's Office for Davidson County, Tennessee, and being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being located in MetroCenter in the southeast quadrant of the intersection of Athens Way and MetroCenter Boulevard and more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of MetroCenter Boulevard, said monument being at the easterly end of the return of the intersection of said MetroCenter Boulevard and Athens Way;

THENCE, with margin of MetroCenter Boulevard and a curve to the right 693.51 feet to an iron pin, said curve having a central angle of 32° 33' 47", a radius of 1,220.24 feet and a chord of S 54° 19' 22" E, 684.21 feet;

THENCE, severing the lands of MetroCenter Properties of record in Book 4983, Page 781, R.O.D.C., S 34° 41' 13" W, 385.59 feet to an iron pin;

THENCE, N 58° 20' 24" W, 660.96 feet to an iron pin in the easterly margin of Athens Way;

THENCE, with said easterly margin, the following calls:

With a curve to the right, 77.00 feet to a concrete monument, said curve having a central angle of 08° 10' 12", a radius of 540.00 feet and a chord of N 28° 15' 58" E, 76.94 feet;

With a curve to the left 103.00 feet to a concrete monument, said curve having a central angle of 08° 56' 31", a radius of 660.00 feet and a chord of N 27° 52' 48" E, 102.90 feet;

N 23° 22' 56" E, 199.53 feet to a concrete monument;

With a curve to the right 75.06 feet, said curve having a central angle of 86° 00' 47", a radius of 50.00 feet and a chord of N 66° 23' 20" E, 68.21 feet to the point of beginning.

Containing 304,922 square feet or 7.00 acres, more or less.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision-Lot 2, MetroCenter, Tract 22, as shown on the Subdivision Plat entitled "Resubdivision-Lot 2, MetroCenter, Tract 22:, as recorded on May 18, 1989, in Book 6900, page 905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Donald E. Massey, by deed from Massey Holdings, Inc. of record in Book 8870, page 717, Register's Office for Davidson County, Tennessee. Donald E. Massey having conveyed to Donald E. Massey, Trustee U/A/D 12/13/01, Donald E. Massey, Settlor, by Instrument of record as Instrument No. 20020228-0025655, Register's Office for said County.

QBMKE\5213654.1
2121 Metrocenter Blvd.
Nashville, TN