Davidson County DEEDWARR
Recvd: 08/06/02 12:41 4pgs
Fees:23.00 Taxes:18500.00
20020806-0094465

FROM: Realty Parking Properties II L.P.
Grantor

TO: Central Parking System Realty, Inc.
Grantee

Address of New Owner:	Name and Address of the Entity Responsible for Payment Of Real Property Taxes:	Map-Parcel Number:
Central Parking System Realty, Inc. 2401 21st Avenue South, Suite 200 Nashville, TN 37212	Same	93-02-0-015

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FIVE MILLION AND NO/100 DOLLARS ($5,000,000.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, REALTY PARKING PROPERTIES II L.P., a Delaware limited partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto CENTRAL PARKING SYSTEM REALTY, INC., a Tennessee corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, together with all improvements, buildings and structures located thereon, described as follows:

Being Parcel A-2, of the subdivision of the Capitol Hill Redevelopment Project of record in Book 2663, pages 120 and 121, Register's Office for said County, and said Parcel A-2, being further bounded and described as follows:

BEGINNING at the westerly end of a curve having a radius of 10 feet at the intersection of 4th Avenue North and Charlotte Avenue, and proceeding South 62 degrees 17' West 303.97 feet with the northerly line of Charlotte Avenue; thence, with a curve to the right having a radius of 10.0 feet and a central angle of 90 degrees 27' distance of 15.79 feet; thence North 27 degrees 16' West 168.11 feet with the easterly line of 5th Avenue North; thence North 62 degrees 17' East 324.41 feet to a point, said point being on the westerly line of 4th Avenue North; thence South 27 degrees 07' East 168.29 feet with the westerly line of 4th Avenue North; thence, with a curve to the right having a radius of 10.0 feet and a central angle of 89 degrees 24' a distance of 15.60 feet to the point of beginning and containing 57,720 square feet, more or less.

Being the same property conveyed to Realty Parking Properties II L.P. by deed from Charleston Alsonett Corporation of record in Book 8561, page 544, Register's Office for Davidson County, Tennessee.

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. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 6TH day of August, 2002.

WITNESS:

GRANTOR:

REALTY PARKING PROPERTIES II L.P.,
a Delaware limited partnership

By: REALTY PARKING COMPANY II, INC., a Maryland corporation, its General Partner

James M Seher

By: Terry F. Hall
Terry F. Hall
Vice President

STATE OF MARYLAND
COUNTY OF BALTIMORE

I, Patricia L. Baxivanos, the undersigned officer, do hereby certify that on this 2nd day of August, 2002, before me personally appeared Terry F. Hall, known personally to me to be the Vice President of Realty Parking Company II, Inc. a Maryland corporation which is the General Partner of Realty Parking Properties II L.P., a Delaware limited partnership, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, and as the act and deed of said corporation in its capacity as general partner of said limited partnership, and that the statements contained therein are true and correct.

WITNESS my hand and Notarial Seal.

PATRICIA L. BAXIVANOS NOTARY PUBLIC

Patricia L. Baxivanos
Notary
My Commission Expires: 10-1-03

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Five Million and No/100 Dollars ($5,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this 6th day of August, 2002.

Notary Public
My Commission Expires: My Commission Expires JAN. 29, 2005

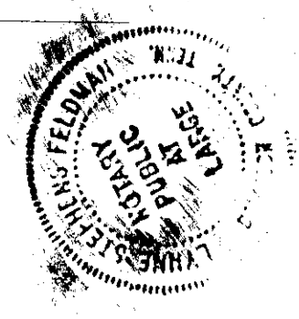


EXHIBIT A

1. Taxes for 2002, a lien, but not yet due and payable.

2. All matters shown on the plan of record in Book 2663, page 120 and 121, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of the Capitol Hill Redevelopment Project of record in Book 2735, page 473, said Register's Office.