Davidson County DEEDWARR
Recvd: 12/05/02 15:34 3pgs
Fees:18.00 Taxes:4181.00
20021205-0150251

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
EZ-Wash, LLC 2929 Selena Drive, Unit F-88 Nashville, Tennessee 37211	Same	119-13-0-354.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Nolensville CW, LLC** ("Grantor") has bargained and sold, and hereby transfers and conveys to **EZ-Wash, LLC** (collectively "Grantee"), and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 7900, page 302, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way as set out in Book 1217, page 229 and Book 1973, page 277, Register's Office for Davidson County, Tennessee.

4. Easement for right-of-way to Nolensville Pike as set out in Minute Book 46, page 490, of record in the Third Circuit Court of Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3010 Nolensville Road, Nashville, Tennessee 37211.

EXECUTED this 4th day of December, 2002.

NOLENSVILLE CW, LLC

By: Preston H Wright

Title: Chief Mgr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Preston H. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be Chief Manager of Nolensville CW, LLC, the within named bargainor, a limited liability corporation, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability corporation by himself as Chief Manager.

WITNESS my hand and seal, this 4th day of December, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/31/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,130,000.00.

William D Ross
AFFIANT

Subscribed and sworn to before me this 4th day of December, 2002.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/31/04

K:\InSouth\E-ZCarwash\WarrantyDeed

EXHIBIT A

Legal Description Of Property

LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Final Subdivision Plan of J & W Properties, as of record in Book 7900, page 302, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nolensville CW, L.L.C., a Tennessee limited liability company, by Quitclaim Deed from J & W Properties, a Tennessee general partnership composed of August L. Johnson and Preston Wright, of record in Book 10649, page 609, Register's Office for Davidson County, Tennessee.