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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/02 15:51 2pgs
Fees:13.00 Taxes:925.00

20021213-0154142

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Dec. 2002

Notary Public

My Commission Expires July 26, 2003

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NCW/Tapp Partners (NAME)	New Owner (NAME)	MAP 161
P. O. Box 423 (ADDRESS)	(ADDRESS)	PARCEL 213
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NENR Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NCW/Tapp Partners, a Tennessee general partnership comprised of NCW-National Car Wash, LLC and James C. Tapp

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sunchase Knolls Development Subdivision, as of record in Plat Book 6900, page 688, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to NENR Investments, LLC, by quitclaim deed from William C. Seely, William G. Wallis, Jr. and Stephen D. Rudd of record in Instrument No. 20001201-0118015, and by Instrument of Correction of record in Instrument No. 20010209-0013116, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises, including but not limited to the plan of record in Plat Book 6900, page 688, Register's Office for Davidson County, Tennessee; a T.V.A. Easement of record in Book 2400, page 596, said Register's Office; Declaration of Easements of record in Book 6265, page 146, said Register's Office; Supplementary Declaration of Reciprocal Easements of record in Book 6544, page 392, said Register's Office; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6643, page 776, said Register's Office; and a Water Main Easement of record in Book 7389, page 716, said Register's Office.

unimproved ( )
This is improved (X) property, known as Map 161; Parcel 213, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12 day of December 2002

NENR Investments, LLC

By: _____
William G. Wallis, Jr., Member

By: _____
Stephen D. Rudd, Member

By: _____
William C. Seeley, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared William G. Wallis, Jr., William C. Seeley and Stephen D. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of NENR INVESTMENTS, LLC, the within named bargainor, a limited liability company, and that he as such Members, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as all of the Members.

Witness my hand and official seal this the 12 day of Dec, 2002.

Notary Public

My Commission Expires: 7/26/03

