This Instrument Was Prepared By:

KIRK C. WAITE, ATTORNEY
7100 EXECUTIVE CENTER DR., #101
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of August, 2003.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/20/03 09:22 2pgs
Fees:13.00 Taxes:888.00

20030820-0120510

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
NCW-National Car Wash, LLC 3855 Dickerson Pike Nashville, TN 37207	SAME	60-8-77

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Carlton Flatt, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NCW-National Car Wash, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

TRACT I: Land in Davidson County, Tennessee, being the easterly 15 feet of Lot Number One on the Plan of Linden Grove, as of record in Plat Book 1835, page 89, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being part of a tract shown as J. A. Mason Property, for Future Development, on the Plan of Cavalier Apartments, as of record in Plat Book 3842, page 138, Register's Office for Davidson County, Tennessee.

Described more precisely as follows:

Beginning at a P. K. Nail on the northern margin of Ewing Lane at the southeast corner of Linden Grove Subdivision, of record in Plat Book 1835, page 89, R.O.D.C., TN; Thence with margin of Ewing Lane, N 81° 57' 27" W 15.00 feet to a P.K. Nail

at the southwest corner of this parcel; Thence leaving said road margin, N 08° 00' 00" E. 195.04 feet to a point; Thence, S 85° 09' 00" E 15.02 feet to the original northeast corner of Linden Grove Subdivision; Thence with the eastern line of Linden Grove Subdivision, S 08° 00' 00" W 33.16 feet to a nail between blocks; Thence leaving subdivision line, S 81° 57' 00" E 84.27 feet to an iron rod; Thence S 07° 59' 00" W 162.70 feet to a P.K. Nail on the northern margin of Ewing Lane; Thence with margin of Ewing Lane, N 81° 57' 27" W 84.32 feet to the point of beginning; containing 0.382 acres, more or less; as survey November 27, 2002 by L. Steven Bridges, Jr. of Bridges Land Surveying and Consulting; 313 East Main Street, Suite Eleven, Hendersonville, Tennessee 37075.

Being the same property conveyed to Carlton Flatt by Warranty Deed of record in Book 7369, page 19, Register's Office for Davidson County, Tennessee. and instrument Nr. _____

This conveyance in made subject to:

1. County taxes for subsequent years.

2. Any and all restrictions and easements of record.

This is improved property known as 117 Ewing Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of August, 2003.

Carlton Flatt

CARLTON FLATT

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carlton Flatt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 5th day of August, 2003.

Kirk C. Waite

NOTARY PUBLIC

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: _____

My Commission Expires November 27, 2004