THIS INSTRUMENT WAS PREPARED BY:
KIRK C. WAITE
7100 EXECUTIVE CENTER DR.
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Davidson County DEEDQC
Recvd: 01/23/04 08:50 3pgs
Fees:17.00 Taxes:0.00
20040123-0008924

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

My Commission Expires November 27, 2004

Subscribed and sworn to before me this 1st day of Jan., 2004

NOTARY PUBLIC

My Commission Expires: 11/27/04

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
J. M. Brinkley 6054 Temple Rd. Nashville, Tn. 37221	Same	119-04-0 134.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that National Car Wash, 304 Thompson Lane, LLC, a Tennessee Limited Liability Company, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto JMB Partners, a Tennessee Partnership, its successors and assigns, it's entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being part of the J. L. Bugg property on the Map of Section 3 of Glencliff Estates as of record in Book 1424, page 1, R.O.D.C., Tennessee, and more particularly described as follows:

Beginning at a point on the southeasterly margin of Thompson Lane, said point being 286.7 feet northeast of the radius return of Lawndale Drive with Thompson Lane; thence leaving said R.O.W. S 49 deg. 28' E 258.38 feet to iron pin; thence N 53 deg. 39' 20" E 142.18 feet to a brass cap; thence N 39 deg. 07' W 255.10 feet to a brass cap in the southeasterly margin of Thompson Lane R.O.W.; thence with said R.O.W. S 52 deg. 41' W 188.52 feet to the point of beginning, said tract containing 0.96 acres, more or less.

Being further described on the Final Plat of National Car Wash, dated September 5, 1996, and revised on February 25, 1997, of record in Plat Book 9700, page 354, Register's Office for Davidson County, Tennessee, prepared by Jimmy C. Yates, Tennessee Registered Land Surveyor No. 1597, Wamble & Associates, 40 Middleton Street, Nashville, TN 37210, File No. 408-0296.

There is also a perpetual easement for unobstructed ingress and egress over and across the northwesterly corner of the H. G. Hills Realty Company property (adjacent to this tract) reserved for the exclusive use of Gulf Oil Corporation (now B. P. Oil, Incorporated), described as follows:

> Beginning at a point in the northeast corner of the above described tract; thence S. 39 deg. 07' E 50.0 feet to a point; thence N 52 deg. 25' 46' E 36.31 feet to a point; thence N 49 deg. 38' 42" W 51.0 feet to a point; thence S 52 deg. 41' W 27 feet to the point of beginning.

Less and Except all highways and legal rights of way.

BEING the same property conveyed to National Car Wash, 304 Thompson Lane, LLC, a Tennessee limited liability company, by Special Warranty Deed from Service Station Holdings, Inc., a Delaware corporation, of record in Book 10125, page 236, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 1st day of January, 2004.

NATIONAL CAR WASH, 304 THOMPSON LANE, LLC.

By: J M Binkley Managing Member
Name: J. M. Binkley
Title: Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. M. Brunkow, the managing member of National Car Wash, 304 Thompson Lane, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as such managing member being so authorized, executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 12 day of Jan., 2004

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

Kirk C. Waite
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires
November 27, 2004