This Instrument Prepared By: James W. Cameron III Cameron Worley Fordham, P.C. 414 Union Street, Suite 1830 Nashville, TN 37219	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or true value whichever is greater for this transfer is $ 10.00. Affiant Subscribed and sworn to before me this 10th day of April, 2006. Notary Public My Commission Expires: 11-14-09

Address of New Owner:	Send Tax Bills To:	Map - Parcel Number:
John Ginther 5210 HARDING ROAD NASHVILLE, TN. 37205	Same	Map 103-01.0 Parcel 154.00 and 156.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Neighborly Partnership, a Tennessee general partnership , for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto John Ginther, all of its right, title and interest in and to the real property described herein. Said real property is more particularly described in Exhibit A which is attached hereto.

This is improved property known as 6030 Neighborly Avenue, Nashville, Davidson County, Tennessee and an adjacent unimproved lot, such lots further identified as Map 103-01-0, Parcels 154.00 and 156.00.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Davidson County DEEDQC
Recvd: 04/11/06 13:19 5 pgs
Fees:27.00 Taxes:0.00
20060411-0041705

F:\jwc\global motor sports\quitclaim deed 6030 neighborly.doc

WITNESS my hand this 30 day of March, 2006.

NEIGHBORLY PARTNERSHIP,
a Tennessee general partnership

By: _____
Ward Pace, Partner

By: _____
John Ginther, Partner

_____
Ward Pace, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane Caplenor, a Notary Public of the state and county aforesaid, personally appeared Ward Pace, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of Neighborly Partnership, a Tennessee general partnership, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30 day of March, 2006.

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Jane Caplenor
Notary Public

My Commission Expires: 11/14/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane Caplenor, a Notary Public of the state and county aforesaid, personally appeared John Ginther, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of Neighborly Partnership, a Tennessee general partnership, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30 day of March, 2006.

Jane Caplenor
Notary Public

My Commission Expires: 11-14-2009

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenn, a Notary Public of said county, Ward Pace, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 30 day of March, 2006.

Jane Caplenn
Notary Public

My Commission Expires: 11-14-2009

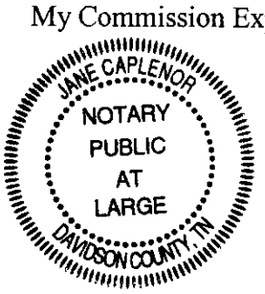


EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for said County, and described as follows to-wit:

Beginning at a point in the northerly margin of Neighborly Avenue, said point being the southeast corner of the property conveyed to Mark B. Rollins, et ux. of record in Book 2959, page 231, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described Lot; thence with Rollins' east line N 15 deg. 54 min. 40 sec. W 142.55 feet to a point; thence N 79 deg. 59 min. 17 sec. E 64.39 feet to a point; thence N 03 deg. 39 min 10 sec. E 42.54 feet to a point; thence N 79 deg. 26 min. 32 sec. E 89.78 feet to a point; thence S 03 deg 01 min. 47 sec. W 99.71 feet to a point; thence S 76 deg. 49 min. 45 sec. W 55.43 feet to a point; thence S 13 deg. 13 min. 14 sec. E 76.05 feet to a point on the northerly margin of Neighborly Avenue; thence with said margin S 63 deg. 05 min. 15 sec. W 27.45 feet to a point; thence containing with said margin S 80 deg. 07 min. 08 sec. W 49.71 feet to the point of beginning and containing 18,530 sq. ft or 0.425 acres, more or less.

Together with a permanent non-exclusive appurtenant easement for ingress and egress, described as follows:

Land in Davidson County, Tennessee, being a permanent non-exclusive 20 foot easement for ingress and egress for Lot No. 2 and being the westerly 20 feet of Lot No. 1 on the Plan of the John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Neighborly Avenue, said point being the common corner of Lots Nos. 1 and 2 on the Plan of John R. Beesley, III Subdivision of record in Book 8250, page 59, Register's Office for Davidson County, Tennessee, thence with the line between said Lots, N 13 deg. 13 min. 14 sec. W 76.05 feet to a point; thence N 76 deg. 49 min. 45 sec. E 20 feet to a point; thence S 13 deg. 13 min. 14 sec. E 75 feet, more or less, to the northerly margin of Neighborly Avenue; thence with said margin S 63 deg. 05 min. 15 sec. W 20 feet, more or less, to the point of beginning.

This conveyance is made subject to a 20 foot easement for ingress and egress of record in Book 8488, page 657, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neighborly Partnership from Jack D. Johnson and wife, Edith Johnson by Warranty Deed of record in Book 10745, Page 721, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 2, on the Resubdivision of Lot No. 1 in the Mini/USA Ventures, Inc. Subdivision, as of record in Instrument 20010419-0038889, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Neighborly Partnership, a Tennessee general partnership, from Charlotte Mini, L.P., a Texas Limited Partnership, by Quitclaim Deed of record as Instrument Number 20010521-0052156 and re-recorded as Instrument Number 20010529-0055199, Register's Office for Davidson County, Tennessee.