Name and Address of New Owners:
Tom Pursell
P. O. Box 1699
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:

Map 34-15 Parcel 3

Davidson County DEEDWARR
Recvd: 05/30/06 13:45 2 pgs
Fees:13.00 Taxes:1026.75
20060530-0063279

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, RIVERGATE CAR WASH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP ("Grantor"), has bargained and sold, and hereby transfers and conveys to TOM PURSELL ("Grantee"), his successors, heirs 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 said property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

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

Property taxes for 2006 and subsequent years, further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Rivergate Industrial Park of record in Book 6250, Page 806, Register's Office for Davidson County, Tennessee; further subject to Easement (30 feet in width) in favor of Seaboard System Railroad, Inc. as reserved in deed of record in Book 6663, Page 752, said Register's Office (as it may affect subject property), and further subject to Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers of record in Book 7026, Page 930, said Register's Office (as it may affect subject property) and subject to flowage easement in favor of Corp. of Engineers (as it may affect subject property).

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Those obligation of Grantors and Grantees as set forth in that certain Lease Agreement entered into by and between said parties dated November 30, 2001 and all amendments thereto shall survive the closing and delivery of this Deed.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 19th day of May, 2006..

Lloyd Walwyn and Alan Henson
Dba Rivergate Car Wash Properties
Purported to be a Tennessee General Partnership

Lloyd Walwyn, Partner

Alan Henson, Partner

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Lloyd Walwyn and Alan Henson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of RIVERGATE CAR WASH PROPERTIES, the bargainor, A TENNESSEE GENERAL PARTNERSHIP, and that they as such General Partners executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by themselves as General Partners.

Witness my hand and seal this the 19th day of May, 2006.

My commission expires: _____

Notary Public

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration for this transfer, or value, whichever is greater is $277,500.00.

Affiant

Sworn to and subscribed before me
This the 17th day of May, 2006.

Notary Public

My commission expires: 3/20/2010

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

:Exhibit "A"

Land in Davidson County, Tennessee, being Lots No. 18, 19 and 20 as shown on the Plan of Rivergate Industrial Park, of record in Book 6250, Page 806, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Rivergate Car Wash Properties, a Tennessee General Partnership by Quitclaim Deed from Larry D. Cummings, Trustee, of record in Book 7602, Page 116, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 517 Myatt Drive, Madison, TN 37115

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115