Davidson County DEEDWARR
Recvd: 05/08/07 10:52 4 pgs
Fees:23.00 Taxes:13784.68
20070508-0055169

Prepared by:
Ben C. Fordham
Cameron Worley Fordham, PC
414 Union St. Ste. 1830
Nashville, TN 37219

Party responsible for payment of property taxes:
Automotive Management Services, Inc.
515 North Flagler Drive, Suite P-400
West Palm Beach, Florida 33401
Attention: Terry Taylor

Tax Parcel Identification Number:
Map 81-4 Parcel 258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or true value, whichever is greater, for this transfer is $3,725,588.25.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2007.

Notary Public
11-14-09

JANE C. APLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

HORSEPOWER REALTY, LLC (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, paid by TT of Metro Center, LLC, a Tennessee limited liability company, the ("Grantee"), whose address is C/O Automotive Management Services, Inc. 515 North Flagler Drive, Suite P-400, West Palm Beach, Florida, 33401, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL, and CONVEY unto Grantee that certain tract of land (the "Land") situated in Davidson County, Tennessee, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes; together with all of Grantor's right, title and interest in and to the rights and appurtenances pertaining solely to such Land, including any right, title and interest of Grantor in and to the centerline of adjacent roads, streets, alleys or rights-of-ways to the extent (but only to the extent) that the same relate to the Land, but specifically excluding from the interests conveyed to Grantee hereunder, Grantor's rights, title and interests in and to such rights and appurtenances to the extent they relate to other properties adjacent to, contiguous with or in close proximity to the Land (all of such Land, rights and appurtenances being hereinafter collectively referred to as the "Property").

This conveyance and warranties herein contained is made subject, however, to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference for all purposes.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same

or any part thereof, by, through or under Grantor, but not otherwise, and subject, however, as aforesaid.

There having been a proration of ad valorem taxes and assessments applicable to the Property between Grantor and Grantee, by its acceptance hereof, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the above-described property for 2007 and all subsequent years and further agrees to save, defend, indemnify and hold Grantor harmless from all such taxes and assessment.

EXECUTED this 7th day of May, 2007.

GRANTOR:

HORSEPOWER REALTY, LLC

Sole Member

By: Earl H, Dunn, Jr., Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane P. Caplenor, a Notary Public of the state and county aforesaid, personally appeared Earl H. Dunn, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the sole member of Horsepower Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by himself as sole member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7 day of May, 2007.

Jane P. Caplenor
Notary Public

My Commission Expires: 11-14-09

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

SURVEYOR'S DESCRIPTION
MAP 81-4, PARCEL 258

Being parcel of land in the First Civil District, Second Council manic District, Nashville, Davidson County, Tennessee, located on the southerly margin of Vantage Way, and the northerly margin of Interstate I-65 being Lot No. 2, as shown on Resubdivision of Lot 1 Metrocenter Tract 10A and Tract 1, of record in Instrument No.20070301-0025435, R.O.D.C., and being more particularly described as follows:

BEGINNING at an Iron Rod (Old) in the southerly right-of-way of Vantage Way at the northeast corner of Lot 2 on said Resubdivision of Lot 1 Metrocenter Tract 10A and Tract 1, and at the northwest corner of Metrocenter Tract 2A, of record in Plat Book 5060, Page 85, R.O.D.C.;

THENCE, leaving said right-of-way along the westerly line of said Metrocenter Tract 2A, the following calls:

S 11° 08' 39" E, 261.98 feet to an Iron Rod (Old),
S 24° 42' 27" E, 165.00 feet to an Iron Rod (Old),
S 40° 13' 56" E, 286.88 feet to an Iron Rod (Old) in the northerly right-of-way of Interstate I-65;

THENCE, along said right-of-way the following calls:

S 55° 54' 21" W, 81.63 feet to an Iron Rod (Old),
S 52° 15' 52" W, 462.29 feet to an Iron Rod (Old),
S 46° 35' 59" W, 256.45 feet to an Iron Rod (New), at the southeast corner of Lot 1 of said Resubdivision of Lot 1 Metrocenter Tract 10A and Tract 1;

THENCE, leaving said right-of-way with the easterly line of said Lot 1, the following calls:

N 33° 37' 57" W, 371.59 feet to an Iron Rod (New),
N 17° 47' 40" E, 732.14 feet to an Iron Rod (New) in the southerly right-of-way of Vantage Way, and at the northeast corner of said Lot 1;

THENCE, along said right-of-way, N 67° 15' 47" E, 321.70 feet to the Point of Beginning.

Containing 487,005 square feet or 11.18 acres, more or less.

Being the same property conveyed to Horsepower Realty, LLC, a Tennessee limited liability company, by Special Warranty Deed from American Realty Trust, Inc., a Georgia corporation of record in Instrument No. 20070302-0026032, Register's Office for Davidson County, Tennessee.

Barge, Waggoner, Sumner, and Cannon.
File No. 31843-05
March 16, 2007

EXHIBIT B

1. Taxes for the year 2007, a lien, not yet due and payable.

2. All matters shown on the Plan of Resubdivision of Lot 1 MetroCenter Tract 10A and Tract 1 of record in Instrument No. 20070301-0025435, Register's Office of Davidson County, Tennessee., with the exception of the private railroad easement, noted thereon, along the south boundary of the property, which easement was conveyed to Grantor in Instrument No. 20070416-0045339, Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of MetroCenter, Section One of record in Plat Book 4675, pages 48 and 49, Register's Office of Davidson County, Tennessee with the exception of the private railroad easement, noted thereon, along the south boundary of the property, which easement was conveyed to Grantor in Instrument No.20070416-0045339, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7487, page 952, as amended in Book 10602, Page 499, and as affected by Waiver in Instrument No. 20060531-0063833, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants of record in Book 9382, page 56 said Register's Office.

6. Restrictive Covenants of record in Book 9420, page 176 said Register's Office.

7. 20 Foot Gasline Easement of record in Book 3649, page 94, as amended in Book 4873, page 406, said Register's Office.

8. Landscaping and Underground Easement in favor of Seofon Associates, Ltd. of record in Book 5799, page 753, said Register's Office.

9. Sewer easement carrying an eight inch force main of record in Book 4771, page 27, said Register's Office.

10. Matters shown on survey of the property dated May 2, 2007 prepared by Brad T. Thomas of Barge Waggoner Sumner & Cannon, Inc. under File No. 31843-05.