THIS INSTRUMENT PREPARED BY:
RICHARD F. WILLIAMSON, ESQ.
BLANK ROME LLP
600 NEW HAMPSHIRE AVE, N.W.
WASHINGTON, D.C. 20037

Davidson County DEEDQC
Recvd: 05/11/07 10:43 5 pgs
Fees:27.00 Taxes:0.00
20070511-0056730

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CAR SON MAS TN L.L.C., a Delaware limited liability company, having its principal place of business at 8270 Greensboro Drive, Suite 950, McLean, Virginia 22102 ("Grantor"), for consideration received does hereby bargain, sell, release, remise, quit claim and convey unto CARS CNI-2 L.P., a Delaware limited partnership, having its principal place of business at 8270 Greensboro Drive, Suite 950, McLean, Virginia 22102 ("Grantee"), all its right, title and interest in and to the following described real estate, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property Tax I.D. No.: 70-15-37

all situated, lying and being in the County of Davidson, State of Tennessee, and it does hereby quitclaim the title herein conveyed unto the said Grantee.

Being a portion of the property described under Instrument No. 20020429-0052258 in said Register's Office.

[signature appears next page]

IN TESTIMONY WHEREOF, the Grantor has hereunto executed this Quit Claim Deed this 24th day of April, 2007.

CAR SON MAS TN L.L.C.,
a Delaware limited liability company

By: Capital Automotive L.P.,
a Delaware limited partnership,
its Managing Member

By: Capital Automotive LLC, a Delaware corporation,
its General Partner

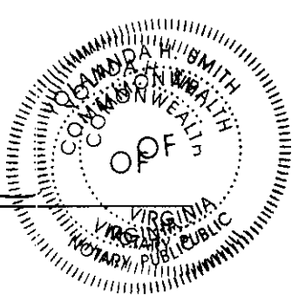
By: Capital Automotive Real Estate Services, Inc.,
a Delaware corporation, its Company Manager

By: _____
Name: DAVID S. KAY
Title: Senior Vice President and
Chief Financial Officer

STATE OF Virginia :
COUNTY OF Fairfax :

Personally appeared before me, David S. Kay, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the SVP & CFO of Capital Automotive Real Estate Services, Inc, the company manager of Capital Automotive, LLC, a Delaware limited liability company, the General Partner of Capital Automotive L.P., a Delaware limited partnership, the Managing Member of the Grantor, and is authorized by the Grantor or by its constituent to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24 day of April, 2007.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-31-10

STATE OF Virginia :
COUNTY OF Fairfax :

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24 day of April, 2007.

Notary Public

YOLANDA H. SMITH
COMMONWEALTH
OF
VIRGINIA
NOTARY PUBLIC

Name and address of property owner and Mail Tax Bills to:

c/o Capital Automotive, LLC
8270 Greensboro Drive
Suite 950
McLean, Virginia 22102

EXHIBIT "A"

Legal Description

TRACT I:

Being Lot No. 1 on the Plan of Resubdivision Lot 2, MetroCenter Tract 22, of record in Plat Book 6900, page 905, Register's Office for Davidson County, Tennessee, and being a parcel in the First Civil District of Nashville, Davidson County, Tennessee, being located in MetroCenter in the southeast quadrant of the intersection of Athens Way and MetroCenter Boulevard and more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of MetroCenter Boulevard, said monument being at the easterly end of the return of the intersection of said MetroCenter Boulevard and Athens Way;

THENCE, with margin of MetroCenter Boulevard and a curve to the right 693.51 feet to an iron pin, said curve having a central angle of 32 degrees 33' 47", a radius of 1,220.24 feet and a chord of S 54 degrees 19' 22" E, 684.21 feet;

THENCE, severing the lands of MetroCenter Properties of record in Book 4983, Page 782, R.O.D.C., S 34 degrees 41' 13", W. 385.59 feet to an iron pin;

THENCE, N 58 degrees 20' 24" W. 660.96 feet to an iron pin in the easterly margin of Athens Way;

THENCE, with said easterly margin, the following calls:

With a curve to the right, 77.00 feet to a concrete monument, said curve having a central angle of 08 degrees 10' 12", a radius of 540.00 feet and a chord of N 28 degrees 15' 58" E. 76.94 feet;

With a curve to the left 103.00 feet to a concrete monument, said curve having a central angle of 00 degrees 56' 31", a radius of 660.00 feet and a chord of N 27 degrees 52' 48" E. 102.90 feet;

N 23 degrees 22' 56" E. 199.53 feet to a concrete monument;

With a curve to the right 75.06 feet, said curve having a central angle of 86 degrees 00' 47", a radius of 50.00 feet and a chord of N 66 degrees 23' 20" E. 68.21 feet to the point of beginning.

Containing 304,922 square feet or 7.00 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision - Lot 2, MetroCenter, Tract 22, as shown on the Subdivision Plat entitled "Resubdivision - Lot 2, MetroCenter, Tract 22, as recorded on May 18, 1989, in Book 6900, Page 905, in the register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to CAR SON MAS TN LLC, by deed from Donald E. Massey, trustee u.a.d 12/13/01, Donald E. Massey, Settlor, of record in Instrument No. 200204290052258, in the Register's Office of Davidson County, Tennessee.