Davidson County DEEDWARR
Recvd: 05/18/07 16:02 11 pg
Fees:58.00 Taxes:14060.00
20070518-0059814

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (KMH)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
TRILEN, LLC 6681 South Cottonwood Street Murray, UT 84107	Same	86/16 (Tract 1) 43-5/36 (Tract 2) 50/131 (Tract 3) 118-2/257 (Tract 4) 118-2/258 (Tract 4) 105-14/268 (Tract 4) 105-14/269 (Tract 4) 105-14/270 (Tract 4) 134-14/2 (Tract 5) 79/68 (Tract 6)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ENVIROTEST SYSTEMS CORP., a Delaware corporation (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto TRILEN, LLC, a Florida limited liability company (the "Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Without limiting the foregoing, said property is conveyed subject to the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 18th day of May, 2007.

ENVIROTEST SYSTEMS CORP.

By: _____
Name: LAURENCE HURWITZ
Title: VP

STATE OF ~~TENNESSEE~~ CONNECTICUT)

COUNTY OF HARTFORD

Personally appeared before me, the undersigned, a Notary Public, LAURENCE HURWITZ, VP of ENVIROTEST SYSTEMS CORP., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said corporation.

WITNESS my hand, at office, this 18th day of May, 2007.

_____
Notary Public

My Commission Expires: 4/30/2010



My Commission Expires April 30, 2010

Florida.

STATE OF ~~TENNESSEE~~

COUNTY OF Dade

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,800,000.00.

TRILEN, LLC

By: [signature]

Its: CEO / GM

Sworn to and subscribed before me this 17 day of May, 2007.

GUILLERMO CABRERA
MY COMMISSION # DD490408
EXPIRES: Feb. 25, 2010
(407) 398-0153 Florida Notary Service.com

[signature]
Notary Public

My Commission Expires: Feb 25, 2010

PT

EXHIBIT A

PROPERTY DESCRIPTION

The following described tracts of real property located in Davidson County, Tennessee, being a portion of the same property conveyed to Envirotest Systems Corp., by Deed of record in Book 9723, page 888, Register's Office for Davidson County, Tennessee:

Tract 1:

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Stoners Bend Drive, being a portion of Lot No. 3, as shown on the plan of Resubdivision of Stoners Bend Business Park, as of record in Book 6900, page 855, Register's Office for Davidson County, Tennessee, also being Lot No. 5, as shown on the plan of resubdivision of Lot No. 3, Stoners Bend Business Park, as of record in Book 7900, page 202, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Stoners Bend Drive, said point being northeasterly 1,195 feet, more or less, from the northerly margin of Central Pike; thence, leaving said margin N 59 deg. 21' 24" W, 182.80 feet to a point in the easterly margin of the Nashville and Eastern railroad; thence, with said margin N 39 deg. 00' E, 550.77 feet to a point; thence, leaving said margin S 38 deg. 59' 52" E, 54.97 feet to a point; thence, S 22 deg. 07' 28" W, 416.88 feet to a point in the terminus of the northwesterly margin of Stoners Bend Drive; thence, with said terminus with a curve to the left, 112.99 feet to a point, said curve having a central angle of 129 deg. 28' 52", a radius of 50.00 feet, a tangent of 105.97 feet and a chord of S 47 deg. 23' 02" W, 90.44 feet; thence continuing with said terminus with a curve to the right, 32.18 feet to the point of beginning, said curve having a central angle of 36 deg. 52' 12", a radius of 50.00 feet, a tangent of 16.67 feet and chord of S 01 deg. 04' 42" W, 31.62 feet, containing 65,694 square feet or 1.51 acres, more or less.

INCLUDED in the above described land but specifically EXCLUDED is the tract of land vested in the Nashville and Eastern Railroad Authority by Order of record in Book 11564, page 733 and Consent Judgment, Final Decree, Release and Order of Disbursement recorded as Instrument No. 200002080012913, Register's Office of Davidson County, Tennessee.

Said Tract 1 is improved property known as 3363 Stoners Bend, Nashville, Tennessee. (Tax Parcel No. 86/16)

EXHIBIT A (CONT'D)

PROPERTY DESCRIPTION

Tract 2:

BEING a parcel of land in the Second (2nd) Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Gallatin Road at Roosevelt Avenue, being Lot No. 4 as shown on the plan of Madison Annex Subdivision as of record in Book 843, page 32, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated September 5, 1990, revised September 25, 1990, File No. 12217-03, as follows:

BEGINNING at an iron pin in the westerly margin of Gallatin Road, said iron pin being South 02 deg. 00 min. 00 sec. West, 39 feet, more or less, from the centerline, as extended, of Roosevelt Avenue; thence leaving said margin, North 87 deg. 49 min. 59 sec. West, 369.44 feet to an iron pin in the easterly margin of the CSX Transportation Railroad; thence with said margin, North 10 deg. 41 min. 15 sec. East, 138.21 feet to an iron pin; thence leaving said margin, South 88 deg. 22 min. 41 sec. East, 348.57 feet to an iron pin in the westerly margin of Gallatin Road; thence with said margin, South 02 deg. 00 min. 00 sec. West, 140.00 feet to the point of beginning.

Said Tract 2 is improved property known as 715 Gallatin Pike, Nashville, Tennessee. (Tax Parcel No. 43-5/36)

EXHIBIT A (CONT'D)

PROPERTY DESCRIPTION

Tract 3:

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Dickerson Pike at Old Due West Avenue and south of Mulberry Downs Circle, being Lot No. 1 as shown on the plan of Due West Commercial Area as of record in Book 6200, page 976, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Dickerson Pike, said monument being South 10 deg. 04 min. 00 sec. East 632.64 feet from a concrete monument located at the terminus of a curve return to the southerly margin of Mulberry Downs Circle; thence with said margin, South 10 deg. 04 min. 00 sec. East 130.00 feet to a point; thence leaving said margin, North 87 deg. 23 min. 16 sec. West 300.00 feet to a point; thence North 10 deg. 04 min. 00 sec. West 150.00 feet to a point; thence with a line 50 feet from and parallel to the southerly line of the John T. Benson Subdivision as of record in Book 4350, page 60, R.O.D.C., South 87 deg. 23 min. 16 sec. East 280.00 feet; thence leaving said line with a curve to the right 33.74 feet to the point of beginning, said curve having a central angle of 77 deg. 19 min. 16 sec., a radius of 25.00 feet, a tangent of 20.00 feet, and a chord of South 48 deg. 43 min. 38 sec. East 31.24 feet.

Said Tract 3 is improved property known as 3494 Dickerson Pike, Nashville, Tennessee. (Tax Parcel No. 50/131)

EXHIBIT A (CONT'D)

PROPERTY DESCRIPTION

Tract 4:

Land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly right of way of Craighead Avenue, said pin being 181.97 feet, more or less, in a westerly direction from the westerly right of way of Interstate 65;

THENCE, with said right of way of Craighead Avenue along a curve to the right with a central angle of 01 degrees 40 minutes 20 seconds and a radius of 1,392.69 feet, a distance of 40.65 feet to an iron pin;

THENCE, South 79 degrees 59 minutes 30 seconds East, 141.32 feet to an iron pin, said pin being at the point of intersection of the southerly right of way of Craighead Avenue and the westerly right of way of Interstate 65;

THENCE, with said right of way of Interstate 65, South 05 degrees 53 minutes 00 seconds West, 475.38 feet to an iron pin;

THENCE, leaving said right of way of Interstate 65, North 14 degrees 31 minutes 35 seconds West, 520.55 feet to the point of beginning, containing 0.9916 acres (43,194 square feet), more or less.

Said Tract 4 is improved property known as 501 Craighead Street, Nashville, Tennessee. (Tax Parcel No. 118-2/257, 118-2/258, 105-14/268, 105-14/269, 105-14/270)

EXHIBIT A (CONT'D)

PROPERTY DESCRIPTION

Tract 5:

BEING parcel of land in Nashville, First (1st) Civil District, Twenty-Eighth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Perimeter Hill Drive and Antioch Pike, described according to Survey of Barge, Waggoner, Sumner & Cannon, dated November 9, 1992, revised, as follows:

BEGINNING at a point in the westerly right-of-way line of Antioch Pike, said point being at the southerly terminus of a curve return to the southerly right-of-way line of Perimeter Hill Drive; Thence, with said westerly right-of-way line with a curve to the right 165.68 feet to a point, said curve having a central angle of 00 deg. 59 min. 52 sec., a radius of 9,514.00 feet, a tangent of 82.84 feet and a chord of South 31 deg. 40 min. 52 sec. East, 165.68 feet; Thence, leaving said line with the northerly line of property conveyed to A.P. Investors by deed of record in Book 7175, page 158, R.O.D.C., and the northerly line of property conveyed to Third National Bank in Nashville by deed of record in Book 7919, page 351, R.O.D.C., South 50 deg. 09 min. 52 sec. West, 463.22 feet to a point in the easterly line of property conveyed to M&M Real Estate Investments, Ltd., by deed of record in Book 7039, page 652, R.O.D.C.; Thence, with said easterly line North 17 deg. 55 min. 03 sec. East, 419.94 feet to a point in the southerly right-of-way line of Perimeter Hill Drive; Thence, with said line North 59 deg. 16 min. 27 sec. East, 99.43 feet to a point; Thence, continuing with said line with a curve to the right 61.33 feet to the point of beginning, said curve having a central angle of 87 deg. 50 min. 56 sec., a radius of 40.00 feet, a tangent of 38.53 feet, and a chord of South 76 deg. 48 min. 05 sec. East, 55.50 feet; containing 65,770 square feet or 1.51 acres, more or less.

Said Tract 5 is improved property known as 1317 Antioch Pike, Nashville, Tennessee. (Tax Parcel No. 134-14/2)

EXHIBIT A (CONT'D)

PROPERTY DESCRIPTION

Tract 6:

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Westbelt Drive north of Cockrill Bend Industrial Road, being Lot No. 6 as shown on the plan of Westbelt Industrial Park of record in Book 6250, page 796, R.O.D.C., and being more particularly described according to survey of Barge, Waggoner, Sumner & Cannon, dated November 9, 1992, revised, as follows:

BEGINNING at an iron pin in the easterly margin of Westbelt Drive, said point being North 10 deg. 56 min. West, 311.49 feet from the northerly terminus of a curve return to the northerly margin of Cockrill Bend Industrial Road; Thence, with said margin North 10 deg. 56 min. West, 150.00 feet to an iron pin; Thence, leaving said margin with the southerly line of Lot No. 5 as shown on said plan, North 79 deg. 04 min. East, 325.10 feet to a point in the westerly line of property conveyed to the National Baptist Publishing Board by deed of record in Book 4704, page 904, R.O.D.C.; Thence, with said line, South 13 deg. 43 min. East, 150.18 feet to a point; Thence, leaving said line with the northerly line of Lot No. 7 as shown on said plan, South 79 deg. 04 min. West, 332.39 feet to the point of beginning. Containing 49,311 square feet, or 1.13 acres, more or less.

Said Tract 6 is improved property known as 7008 Westbelt Drive, Nashville, Tennessee. (Tax Parcel No. 79/68)

EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2007 and thereafter, a lien which is not yet due and payable (All Tracts).

2. ALL matters shown on Plat Book 7900, page 202. (Tract 1)

3. Storm Water Detention Agreement to Metropolitan government of Nashville and Davidson County, of record in book 8237, page 366. (Tract 1)

4. Property vested in the Nashville and Eastern Railroad Authority for Easement Purposes Pursuant to Consent Judgment, Final Decree, Release and Order of Disbursement, of record in Book 11564, page 733 and at Instrument No. 200002080012913. (Tract 1)

5. ALL matters shown on Plat recorded in Book 843, page 32. (Tract 2)

6. Storm Water Detention Agreement to Metropolitan government of Nashville and Davidson County, Tennessee, of record in Book 8237, page 371. (Tract 2)

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments recorded in book 3458, page 442 and Book 6010, page 735. (Tract 2)

8. Subject to possible Charter Right-of-Way for railroad purposes of the C.S.X. Railroad, affecting that portion of the premises along the rear line of Tract 2 in favor of railroad. (Tract 2)

9. ALL matters shown on Plat recorded in Book 6200, page 976. (Tract 3)

10. Storm Water Detention agreement to Metropolitan Government of Nashville and Davidson County, of record in book 8237, page 376. (Tract 3)

11. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in book 6740, page 910. (Tract 3)

12. Lack of direct access to Interstate 65, same having been grated to the State of Tennessee by deeds of record in Book 4309, pages 538 and 795; Book 4376, page 303 and Book 4377, page 955. (Tract 4)

EXHIBIT B (CONT'D)

EXCEPTIONS TO TITLE

13. Subject to matters relating to a sign easement as set forth in the deed of record in Book 8368, page 608. (Tract 4)

14. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record in Book 8237, page 361. (Tract 5)

15. Temporary Construction Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments recorded in Book 8414, page 955 and Book 8414, page 958. (Tract 5)

16. ALL matters shown on Plat recorded in book 6250, page 796. (Tract 6)

17. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8237, page 356. (Tract 6)

18. Restrictive covenants of record in book 6781, page 623. (Tract 6)