This instrument prepared by and when recorded return to:
Catherine Potter,
8270 Greensboro Dr., Suite 950
McLean VA 22102
Attorney at Law

Davidson County DEEDQC
Recvd: 06/14/07 10:18 4 pgs
Fees:22.00 Taxes:0.00
20070614-0071277

File No.: **NCS-268533-MICH**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 10th day of January, 2007, by and between **CAR SON MAS TN L.L.C., a Delaware limited liability company**, party of the first part, and **CAR SON MAS TN II L.L.C**, a Delaware limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Warranty Deed of record in: **Instrument No. 20020522-0062565** in said Registor's office.

X The property is improved with an address of: **2215 Metrocenter Blvd, Nashville, Tennessee**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

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

By: Capital Automotive L.P., a Delaware limited partnership
its managing manager
By: Capital Automotive LLC, a Delaware limited liability company
its general partner
By: Capital Automotive Real Estate Services, Inc., 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, (name of notary public), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10th day of January, 2007.

_____
Notary Public

My Commission Expires: 3-31-08

MARY A. PETT NOTARY PUBLIC MY COMMISSION EXPIRES 03/31/08 COMMONWEALTH OF VIRGINIA

STATE OF **Virginia**

COUNTY OF **Fairfax**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

_____
Affiant

Subscribed and sworn to before me this the .

_____
Notary Public

My Commission Expires: 3-31-08

MARY A. PETT NOTARY PUBLIC MY COMMISSION EXPIRES 03/31/08 COMMONWEALTH OF VIRGINIA

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
70-15-37.00

NAME AND ADDRESS OF A PROPERTY OWNER:
CAR SON MAS TN L.L.C., a Delaware limited liability company
8270 Greensboro Drive, Suite 950
c/o Cap Auto
McLean, VA 22102

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
CAR SON MAS TN L.L.C.
8270 Greensboro Drive, Suite 950
c/o Cap Auto
McLean, VA 22102

EXHIBIT 'A'

BEING LOT NO. 3 ON THE PLAN OF RESUBDIVISION OF METROCENTER, TRACT 25, AS SHOWN ON PLAT OF RECORD IN BOOK 9700, PAGE 421, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (THE "PLAT) AND DESCRIBED AS FOLLOWS:

BEING IN THE FIRST CIVIL DISTRICT, TWENTIETH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING GENERALLY LOCATED SOUTH OF METROCENTER BOULEVARD AND WEST OF ATHENS WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD) IN THE SOUTHERLY RIGHT OF WAY OF METROCENTER BOULEVARD SAID IRON PIN (OLD) ALSO BEING THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF METROCENTER TRACT 25 AS OF RECORD IN PLAT BOOK 9700, PAGE 421, R.O.D.C.; THENCE WITH THE SOUTHERLY RIGHT OF WAY OF METROCENTER BOULEVARD S 79 DEG. 43 MIN. 21 SEC. E 922.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT 82.39 FEET HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 94 DEG. 24 MIN. 58 SEC. A TANGENT OF 54.01 FEET AND A CHORD OF S 32 DEG. 30 MIN. 57 SEC. E, 73.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ATHENS WAY; THENCE WITH SAID RIGHT OF WAY S 14 DEG. 41 MIN. 35 SEC. W, 92.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 184.92 FEET HAVING A RADIUS OF 600.00 FEET, CENTRAL ANGLE OF 17 DEG. 39 MIN. 29 SEC. A TANGENT OF 93.20 FEET AND A CHORD OF S 23 DEG. 31 MIN. 20 SEC. W, 184.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 36.44 FEET HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03 DEG. 30 MIN. 03 SEC. A TANGENT OF 18.34 FEET AND A CHORD OF S 30 DEG. 36 MIN. 03 SEC. W, 36.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE 61.62 FEET HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70 DEG. 36 MIN. 57 SEC. A TANGENT OF 35.41 FEET AND A CHORD OF S 64 DEG. 09 MIN. 14 SEC. W 57.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PONDER PLACE; THENCE WITH SAID RIGHT OF WAY N 80 DEG. 32 MIN. 23 SEC. W 112.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE 546.68 FEET, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 55 DEG. 55 MIN. 59 SEC. A TANGENT OF 297.34 FEET AND A CHORD OF S 71 DEG. 29 MIN. 37 SEC. W 525.23 FEET; THENCE S 43 DEG. 31 MIN. 38 SEC. W, 41.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 METROCENTER TRACT 25; THENCE LEAVING SAID RIGHT OF WAY ALONG THE EAST PROPERTY LINE OF SAID LOT 1, N 11 DEG. 10 MIN. 47 SEC. W, 733.74 FEET TO THE TRUE POINT OF BEGINNING.