This Instrument Prepared By:

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420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Davidson County DEEDWARR
Recvd: 06/29/07 13:42 8 pgs
Fees:43.00 Taxes:55258.35
20070629-0077977

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.
AUTOFAIR REALTY, L.P. 1477 South Willow Street Manchester, NH 03103	AUTOFAIR REALTY, L.P. 5333 Hickory Hollow Parkway Antioch, TN 37013	Map 163, Parcel 191 (Lot 1) Map 163, Parcel 141 (Lot 2) Map 163, Parcel 260 (Lot B-2) Map 163, Parcel 266 (Lot B-5) Map 163, Parcel 267 (Lot B-6)

THIS WARRANTY DEED, made and effective as of the 27th day of June 2007, is from **CENTURY LAND COMPANY - TENNESSEE**, a Tennessee corporation, ("Grantor"), whose mailing address is 5333 Hickory Hollow Parkway, Antioch, Tennessee 37013, to **AUTOFAIR REALTY, L.P.**, a Delaware limited partnership (the "Grantee"), whose mailing address is 1477 South Willow Street, Manchester, NH 03103, to which address all tax notices should be sent.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor does hereby sell, transfer and convey unto Grantee, its successors and assigns, all of Grantor's right, title and interest in certain land located in Davidson County, Tennessee, as further described in **Exhibit A** attached hereto and made a part hereof (the "Property").

This is improved property that is also known as 520-530 Collins Park Drive, and 5321, 5341 and 5365 Hickory Hollow Parkway, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has good right to sell and convey the same, and that same is unencumbered except for those matters set forth in **Exhibit B** attached hereto and made a part hereof.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

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

GRANTOR:

CENTURY LAND COMPANY - TENNESSEE

By: _____

Its: _____

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Edward Heard, 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 Vice President of Century Land Company - Tennessee, a Tennessee corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument on behalf of Century Land Company - Tennessee for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 27th day of June 2007.

Christina C. Nolan

Notary Public

My Commission Expires: May 23, 2009

[Seal]

CHRISTINA C. NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE)

COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $14,934,688.00.

AUTOFAIR Realty, L.P. (Affiant)
By: _____
Title: CHAIRMAN, AUTOFAIR MANAGEMENT CORP III, ITS GENERAL PARTNER

Sworn and subscribed to before me this 27th day of June 2007.

_____
NOTARY PUBLIC

My Commission Expires: May 23, 2009

[Seal]

CHRISTINA C. NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

EXHIBIT A

Legal Description

Parcel 1:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of Section Two, Collins Park, of record in Plat Book 11190, page 119, Register's Office for Davidson County, Tennessee, and which is more particularly described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on Collins Park Drive and being more particularly described as follows:

BEGINNING at a concrete monument at the southwest corner of Lot 1 in the northerly margin of Collins Park Drive, as shown on the plan of Section Two, Collins Park of record in Book 11190, Page 119, Register's Office for Davidson County, Tennessee, said point being 1197.62 feet more or less, as measured along said southerly margin from the easterly margin of Bell Road;

THENCE, with the westerly line of said Lot No. 1, N 35° 58' 20" E, 317.70 feet to a point in the southerly margin of the CSX Transportation (railroad);

THENCE, with said southerly margin with a curve to the left 1082.60 feet to a point, said curve having a central angle of 21° 16' 50", a radius of 2914.79 feet, a tangent of 547.61 feet, and a chord of S 72° 51 50" E, 1076.39 feet;

THENCE, leaving said southerly margin with westerly margin of Hickory Hollow Parkway the following calls:

S 17° 41' 17" E, 316.64 feet to a point,

S 24° 43' 34" E, 204.89 feet to a point,

S 00° 12' 34" E, 139.47 feet to a point,

S 49° 09' 26" W, 132.86 feet to a concrete monument,

N 69° 48' 34" W, 524.61 feet to a concrete monument,

N 64° 54' 56" W, 163.36 feet to a concrete monument in the northerly margin of

Interstate 24;

THENCE, with said northerly margin N 54° 50' 17" W, 64.23 feet to a point;

THENCE, leaving said margin with the westerly line of Lot No. 2 and Collins Park Drive margin, N 35° 09' 43" E, 112.30 feet to a point;

THENCE, with a curve concave to the west having a central angle of 100° 19' 26", a radius of 40.00 feet and a chord of N 35° 09' 43" E, 61.43 feet for an arc length of 70.04 feet to a point at the southeast corner of Lot 1;

THENCE, with Lot No. 1 and Collins Park Drive margin and a curve concave to the south having a central angle of 113° 50' 55", a radius of 40.00 feet and a chord of N 71° 55' 27" W, 67.04 feet for an arc length of 79.48 feet to a point;

THENCE, with a curve concave to the west having a central angle of 64° 19' 15", a radius of 20.00 feet and a chord of S 83° 18' 43" W, 21.29 feet for an arc length of 22.45 feet to a point;

THENCE, with the north margin of Collins Park Drive, 64° 31' 40" W, 493.53 feet to a point;

THENCE, with a curve concave to the north having a central angle of 10° 29' 29", a radius of 579.00 feet and a chord of N 59° 16' 55" W, 105.87 feet for an arc length of 106.02 feet to a point;

THENCE, N 54° 02' 11" W, 102.53 feet to the point of beginning.

Containing 642,894 square feet or 14.76 Acres, more or less

Being part of the property conveyed to Century Land Company-Tennessee, a Tennessee corporation by Special Warranty Deed from Ford Motor Credit Company, a Delaware corporation, of record in Book 9329, page 992, Register's Office for Davidson County, Tennessee; and being the same property subsequently conveyed to Autofair Realty, L.P. by Special Warranty Deed from Century Land Company - Tennessee, or record at Instrument Number _____, Register's Office for Davidson County, Tennessee.

TOGETHER WITH,

Parcel 2:

Land in Davidson County, Tennessee, being Lots No. B-2 and B-5 on the Plan of Section 18, Hickory Hollow Mall, of record in Plat Book 6200, page 307, and Lot No. B-6 on the Plan of Revised Section Ten, Hickory Hollow Mall, of record in Plat Book 5210, page 336, Register's Office for Davidson County, Tennessee, and which is more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Hickory Hollow Parkway, north of the CSX Transportation Railroad and east of Bell Road, being Lots No. B-2 and B-5 as shown on the plan of Section Eighteen, Hickory Hollow Mall as of record in Book 6200, page 307 and Lot No. B-6 as shown on the plan of Revised Section Ten, Hickory Hollow Mall as of record in Book 5210, page 336, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Hickory Hollow Parkway, said point being S 43° 08' 11' E, 581 feet, more or less, from the centerline of Bell Road;

THENCE, with said margin the following calls:

S 43° 08' 11" E, 389.26 feet to a point,

With a curve to the left 512.78 feet to a point, said curve having a central angle of 41° 58' 19", a radius of 700.00 feet, a tangent of 268.51 feet and a chord of S 64° 07' 21" E, 501.39 feet,

With a curve to the right 626.81 feet to a point, said curve having a central angle of 59° 51' 22", a radius of 600.00 feet, a tangent of 345.41 feet and a chord of S 55° 10' 52" E, 598.70 feet;

S 25° 15' 11" E, 92.60 feet to a point in the northerly margin of the CSX Transportation Railroad;

THENCE, with said margin with a curve to the right 1307.90 feet to a point, said curve having a central angle of 26° 37' 21", a radius of 2814.79 feet, a tangent of 665.97 feet and a chord of N 71° 37' 31" W, 1296.16 feet;

THENCE, continuing with said margin, N 58° 18' 50" W, 406.03 feet to a point;

THENCE, leaving said margin, N 46° 52' 15" E, 448.46 feet to the point of beginning.

Containing 484,150 square feet or 11.11 acres, more or less.

Being the same property conveyed to Century Land Company - Tennessee by Trustee's Deed from David G. Rogers, Trustee in Bankruptcy for Emerson Braxton Smith, Jr., of record in Book 9090, page 792, Register's Office for Davidson County, Tennessee; and being the same property subsequently conveyed to Autofair Realty, L.P. by Special Warranty Deed from Century Land Company - Tennessee, or record at Instrument Number _____, Register's Office for Davidson County, Tennessee.

The above referenced descriptions for both Parcels 1 and 2 are based on surveys prepared by Barge, Waggoner, Sumner and Cannon, Inc., dated June 25, 2007 (by William C. Cockrell, RLS#1401).

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2007 are a lien, not yet ascertained, due or payable.

2. Subject to all matters shown on the Plan of Section Two, Collins Park of record in Plat Book 11190, page 119, Register's Office of Davidson County, Tennessee (Parcel 1).

3. Stormwater Detention Agreement of record in Book 11432, page 244, said Register's Office (Parcel 1).

4. Columbia Gulf Pipeline Easement of record in Book 2203, page 577, said Register's Office, as partially released in Book 5118, page 792, said Register's Office (Parcel 1).

5. Easement for right-of-way of a gas pipeline and other rights granted Gulf Interstate Gas Company by instrument of record in Book 2203, page 573, said Register's Office, and conveyed to Columbia Gulf Pipeline Company by instrument of record in Book 2875, page 299, said Register's Office (Parcel 1).

6. Easement for right-of-way of a gas pipeline and other rights and privileges granted to Columbia Gulf Transmission Company, by final decree of record in Book 3536, page 623, as amended in Book 4536, page 540, said Register's Office (Parcel 1).

7. Subject to a 40-foot Nashville electric Service Easement of record in Book 5380, page 722, said Register's Office (Parcel 1).

8. All matters shown on the survey of Barge, Waggoner, Sumner and Cannon, Inc., dated June 25, 2007 (by William C. Cockrell, RLS#1401) (Parcel 1).

9. Easement for Sanitary Sewer and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, or record in Book 7389, page 165, said Register's Office (Parcel 1).

10. Title to the portion of the premises, if any, embraces within the charter right-of-way of railroad (Parcel 1).

11. Easement for the flow of Collins Creek, and the consequence of any past or future change in the location of said creek (Parcel 1).

12. All matters shown on the Plan of record in Plat Book 6200, page 307, and Plat Book 5210, page 336, said Register's Office (as to Parcel 2).

13. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants for Hickory Hollow Mall of record in Book 5125, page 769, as amended in Book 5189, page 947, and Book 5337,

page 933, and amended and restated in Book 5441, page 968, and further amended in Book 5792, page 491, and Book 5951, page 26, Book 6011, page 163, Book 6095, page 948, and Book 6321, page 311, said Register's Office (Parcel 2).

14. Restrictive Covenants of record in Book 9090, page 823, said Register's Office (Parcel 2).

15. Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6025, page 813, said Register's Office (Parcel 2).

16. Right-of-Way Agreement to Gulf Interstate Gas Company of record in Book 2203, page 577, conveyed to the Columbia Gulf Transmission Company, by instrument of record in Book 2875, page 299, said Register's Office as modified in an instrument from Columbia Gulf Transmission Company to Hickory Hollow Associated of record in Book 5118, page 792, said Register's Office (Parcel 2).

17. All matters shown on the survey of Barge, Waggoner, Sumner and Cannon, Inc., dated June 25, 2007 (by William C. Cockrell, RLS#1401) (Parcel 2).