Davidson County DEEDWARR
Recvd: 09/10/07 08:42 2 pgs
Fees:13.00 Taxes:484.52

20070910-0107895

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,950.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2007.

NOTARY PUBLIC

My Commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WILLIAM SHAAR	SAME	Map:081-02-0-195.00 Parcel:
(NAME) 4313 Belle Mina Lane	(NAME)	Map: Parcel:
(ADDRESS) Franklin, TN 37064	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07090052

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NCW-NATIONAL CAR WASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WILLIAM SHAAR

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County Tennessee, bring Lots Not 2, 3, and 4, Identified on Tax Map, 81-2, Parcels 195, 196 and 197, of the E.B.. Smith Subdivision of record in Book 6200, page 704, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 50 feet on Clarksville Highway and runs back 185.99 feet on the Westerly line, 189.03 feet on the Easterly line to a line in the rear measuring 50 feet thereon.

SAID Lot No.3 fronts 50 feet on Clarksville Highway and runs back 189.03 feet on the Westerly line, and 189.66 feet on the Easterly line to a line the rear measuring 50 feet thereon.

SAID Lot No. 4 fronts 50 feet on Clarksville Highway and runs back 189.66 feet on the Westerly line and 190.72 feet on the Easterly line to a line the rear measuring 50 feet thereon.

Being the same property conveyed to NCW-NATIONAL CAR WASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deeds from WILLIE E. SHERIFF FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, SUCCESSOR INTEREST TO THE W.E. SHERIFF FAMILY LIMITED PARTNERSHIP, A TENNESSEE FAMILY LIMITED PARTNERSHIP BY CERTIFICATE OF MERGER DATED DECEMBER 30, 1999 of record as Instrument Nos. 20000125-0008033, dated January 4, 2000 and 20000125-0008037, dated January 12, 2000, Register's Office for Davidson County, Tennessee.

This is improved property known as 2700 CLARKSVILLE PIKE, Nashville, Tennessee 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is

unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of Sept, 2007.

NCW-NATIONAL CAR WASH, LLC

By: Johnny Jones
Title: Chief Mgr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at the office this 7th day of September, 2007.

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010