Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
CAR SUM TN NASH L.L.C. c/o Capital Automotive LLC Attn: Portfolio Manager 8270 Greensboro Dr., Ste. 950 McLean, VA 22102	119-9-280.00	NTAN, LLC c/o Summitt Automotive Partners, LLC Attn: Rodney Buscher 5299 DTC Blvd., Ste. 1050 Greenwood, CO 80111
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CWC) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CARLEEN B. WALLER AND DODSON B. WALLER, CO-EXECUTORS OF THE ESTATE OF RAYMOND W. WALLER (the "Grantor") has bargained and sold, and by these presents transfers and conveys to CAR SUM TN NASH L.L.C., a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easements as shown on the plat book of record in Plat Book 6900, Page 591, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4100, Page 382, said Register's Office, as affected by Easement of record in Book 7474, Page 680, said Register's Office.

4. Rights of parties in possession.

This is improved property, known as 2902 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 10/02/07 11:34 4 pgs
Fees:23.00 Taxes:5087.50

20071002-0117344

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Carleen W. Card
Affiant

Subscribed and sworn to before me this 1st day of September, 2007.

Theresa Hostetler
Notary Public

My Commission Expires: 11-24-2007

THERESA HOSTETLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

1652211 v1
108261-001 09/19/07

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of September 2007.

The Estate of Raymond W. Waller

By: Carleen B Waller Co Exec
Carleen B. Waller, Co-Executrix

_____
Dodson B. Waller, Co-Executor

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, CARLEEN B. WALLER the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carleen B. Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executrix of The Estate of Raymond W. Waller, the within named bargainor, an estate, and that she as such Co-Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as such Co-Executrix.

WITNESS my hand and seal at office in Atlanta, Georgia, this the 20th day of September, 2007.

SARAH C. POOLE NOTARY PUBLIC FULTON COUNTY Comm. Expires GEORGIA January 5, 2009

Sarah C. Poole
Notary Public

My Commission Expires:
Jan. 5, 2009

STATE OF _____)
COUNTY OF _____)

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dodson B. Waller, 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 Co-Executor of The Estate of Raymond W. Waller, the within named bargainor, an estate, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as such Co-Executor.

WITNESS my hand and seal at office in _____, _____, this the ____ day of September ___, 2007.

_____
Notary Public

My Commission Expires:

_____

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of September 2007.

The Estate of Raymond W. Waller

By: _____

Carleen B. Waller, Co-Executrix

Carleen B. Waller

Dodson B. Waller, Co-Executor

STATE OF _____)
COUNTY OF _____)

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carleen B. Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executrix of The Estate of Raymond W. Waller, the within named bargainor, an estate, and that she as such Co-Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as such Co-Executrix.

WITNESS my hand and seal at office in _____, _____, this the ____ day of September ___, 2007.

_____
Notary Public

My Commission Expires:

_____

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Sue Arnett, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dodson B. Waller, 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 Co-Executor of The Estate of Raymond W. Waller, the within named bargainor, an estate, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as such Co-Executor.

WITNESS my hand and seal at office in Nashville Tennessee, this the 20 day of September ___, 2007.

Sue Arnett
Notary Public

My Commission Expires:
9-25-2010

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2010

EXHIBIT A
LEGAL DESCRIPTION

Land lying and being Lot No. 1, on the Waller's Subdivision of record in Plat Book 6900, Page 591, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to George D. Waller and wife, Julia A. Waller of record in 1136, Page 211, in the Register's Office of Davidson County, Tennessee. The said George D. Waller having since died, vesting the property in Julia A. Waller by operation of law. Julia A. Waller having passed away, leaving the property to Raymond W. Waller through the Codicil to her Last Will and Testament. Raymond W. Waller having passed away, leaving the property to be sold by his co-executors, Carleen B. Waller and Dodson B. Waller.