Davidson County DEEDWARR
Recvd: 10/02/07 11:35 7 pgs
Fees:38.00 Taxes:33300.00
20071002-0117345

THIS INSTRUMENT PREPARED BY:
CAMERON WORLEY FORDHAM, PC
414 Union Street, Ste. 1830
Nashville, Tennessee 37219

Address of Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
CAR SUM TN NASH L.L.C. c/o Capital Automotive, LLC 8270 Greensboro Dr., Suite 950 McLean, VA 22102 Attn: Portfolio Manager	NTAN, LLC c/o Summit Automotive Partners, LLC 5299 DTC Blvd., Suite 1050 Greenwood, CO 80111 Attn: Rodney Buscher	Map 119-9, Parcels 258, 260, 263, 266, 267, 272, 273, 274, 276, 282, 283, 284

WARRANTY DEED

THIS INDENTURE, made and entered into on this 25 th day of September, 2007, by and between ACTION NISSAN REALTY PARTNERS, a Tennessee general partnership, party of the first part, and CAR SUM TN NASH L.L.C., 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 considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Action Nissan Realty Partners, a general partnership by quitclaim deed from John H. Shields, II and Ronald Romans pursuant to the dissolution of Action Nissan Realty, LLC of record Instrument # 200006060056603 in said Register's Office.

This is improved property known as 307 Thompson Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters stated

on Exhibit B hereto and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

ACTION NISSAN REALTY PARTNERS,
a Tennessee general partnership

By: _____
Ronald E. Romans, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jane P. Caplenor, a Notary Public of the state and county aforesaid, personally appeared RONALD E. ROMANS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of ACTION NISSAN REALTY PARTNERS, a Tennessee general partnership, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand, at office, this 21 day of September, 2007.

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Jane P. Caplenor
NOTARY PUBLIC
My Commission Expires: 11-14-09

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $9,000,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia A. Nagy
Affiant Cynthia A. Nagy

Subscribed and sworn to before me this 25th day of September, 2007.

DAWN PELLOW
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES May 23, 2013
ACTING IN COUNTY OF
Lapeer

Notary Public
My Commission Expires: _____

EXHIBIT A

PARCEL A

MAP & PARCEL NO: 119-9-260

BEING LOT NO. 6 ON THE PLAN OF WALLER'S SUBDIVISION, AS OF RECORD IN BOOK 6900, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PARCEL B

MAP & PARCEL NO: 119-9-260.1 (NOW A PART OF 119-9-276)
TRACT NO. ONE

BEING LOT NO. 12, THE WESTERLY 15 FEET OF LOT NO. 13 AND THAT PART OF A 21 FOOT ALLEY WEST OF SAID LOT NO. 12, KNOWN AS ALLEY NO. 1894, NOW ABANDONED AND RE-LOCATED, AND PART OF AN UNNUMBERED TRACT ON THE PLAN OF TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF COLLIER AVENUE AT A POINT 15 FEET EAST OF THE DIVIDING LINE BETWEEN LOTS NOS. 12 AND 13; THENCE WITH SAID AVENUE, WESTWARDLY 103 FEET TO THE EASTERLY MARGIN OF ALLEY NO. 1894, AS RE-LOCATED; THENCE WITH SAID ALLEY NORTHWARDLY 155.5 FEET, MORE OR LESS, THE NORTHWEST CORNER OF SAID LOT NO. 12; THENCE EASTWARDLY 103 FEET; THENCE SOUTHWARDLY 155.5 FEET, MORE OR LESS, TO THE BEGINNING.

MAP & PARCEL NO: 119-9-276
TRACT NO. TWO:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 87 FEET OF LOT NO. 13 ON THE PLAN OF TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 13 FRONTS 87 FEET ON THE NORTHERLY SIDE OF COLLIER AVENUE AND EXTENDS BACK 155.5 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 155.5 FEET MORE OR LESS, ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 87 FEET, THEREON.

PARCEL C
MAP & PARCEL NO: 119-9-266
TRACT NO. ONE:

BEING THE WEST PART OF LOT NO. 4, THE EAST 14 FEET OF LOT NO. 13, AND ALL OF LOT NO. 14 ON THE PLAN OF TANKSLEY SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID WEST PART OF LOT NO. 4 FRONTS 100.5 FEET ON THE SOUTH SIDE OF THOMPSON LANE, AS WIDENED AND RUNS BACK BETWEEN PARALLEL LINES 122 FEET MORE OR LESS TO A LINE IN THE REAR MEASURING 100.5 FEET.

MAP & PARCEL NO. 119-9-274 & 275 (119-9-275 NOW A PART OF 119-9-274)

SAID EAST 14 FEET OF LOT NO. 13 AND LOT NO. 14 ADJOIN AND TOGETHER FRONT 100 FEET, MORE OR LESS ON THE NORTHERLY MARGIN OF COLLIER AVENUE AND RUN BACK BETWEEN PARALLEL LINES 155.5 TO A LINE IN THE REAR.

MAP & PARCEL NO: 119-9-263
TRACT TWO:

BEING THE WESTERLY 50 FEET OF LOT NO. 6 ON THE PLAT OF ROSA V. TANKSLEY'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF THOMPSON LANE AND RUNS BACK BETWEEN PARALLEL LINES 120 FEET, MORE OR LESS TO A LINE IN THE REAR.

PARCEL D

MAP & PARCEL NO: 119-9-267

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 4 FEET OF LOT NO. 4 AND THE WESTERLY 102.5 FEET OF LOT NO.3 ON THE PLAN OF ROSA V. TANKSLEY'S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 3 AND 4 FRONT TOGETHER 106.5 FEET ON THE SOUTHERLY MARGIN OF THOMPSON LANE AND RUNS BACK BETWEEN PARALLEL LINES 122.5 FEET TO A LINE IN THE REAR.

PARCEL E

MAP & PARCEL NO: 119-9-282, 283 & 284

BEING LOTS NOS. 23, 22 AND THE WESTERLY 50 FEET OF LOT NO. 21 ON THE PLAN OF THE TANKSLEY SUBDIVISION, OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 22 AND THE WESTERLY 50 FEET OF LOT NO. 21 FRONT 150.0 FEET ON THE SOUTHERLY MARGIN OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150.5 FEET, MORE OR LESS TO THE MIDDLE LINE OF ABANDONED ALLEY NO. 1896.

LOT NO. 23 FRONTS 72.4 FEET ON THE SOUTHERLY MARGIN OF COLLIER AVENUE AND RUNS BACK BETWEEN LINES, 150.5 FEET ON THE EASTERLY MARGIN AND 154 FEET ON THE WESTERLY LINE TO THE MIDDLE LINE OF ABANDONED ALLEY NO. 1896, IN THE REAR ON WHICH IT MEASURES 42.9 FEET.

PARCEL F

MAP & PARCEL NO: 119-9-259 (NOW A PART OF 119-9-258)

BEING PARTS OF LOTS NOS. 9 AND 10 ON THE PLAN OF ROSA V. TANKSLEY'S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING ON THE SOUTHERLY MARGIN OF THOMPSON LANE, AS WIDENED AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RATTERMAN'S AMERICAN SERVICE CENTER COMPANY, BY DEED FROM WOODBINE LAUNDRY AND CLEANERS COMPANY, OF RECORD IN BOOK 3371, PAGE 114, SAID REGISTER'S OFFICE; THENCE WITH SAID SERVICE CENTER COMPANY'S EASTERN BOUNDARY LINE SOUTH 4 DEGREES 33 MINUTES WEST 74.62 FEET AND SOUTH 24 DEGREES 31 MINUTES EAST

47.32 FEET; THENCE EASTERLY 74.4 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF A 20 FOOT ALLEY; THENCE WITH SAME NORTHERLY 128 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF THOMPSON LANE, AS WIDENED; THENCE WITH THE SAME WESTERLY 90 FEET, MORE OR LESS, TO THE BEGINNING.

PARCEL G

MAP & PARCEL NO: 119-9-258

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS NOS. 9, 10 AND 11 AND A PART OF AN ALLEY NOW CLOSED, AND A TRIANGULAR PARCEL LYING SOUTH OF SAID ALLEY ON THE EASTERLY MARGIN OF NOLENSVILLE PIKE, SAID LOTS BEING A PART OF THE TANKSLEY SUBDIVISION, OF RECORD IN PLAT BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, AS WIDENED, SAID POINT BEING OPPOSITE CENTER LINE STATION 501/83.6 (WHICH CENTER LINE STATION IS SOUTH 25 DEGREES 13 MINUTES EAST 240.9 FEET FROM THE INTERSECTION OF THE CENTER LINE OF THE NOLENSVILLE PIKE WITH THE CENTER LINE OF THOMPSON LANE, AS WIDENED, SAID POINT BEING IN GEORGE D. WALLER'S NORTHERLY LINE; THENCE NORTH 65 DEGREES 42 MINUTES EAST 77.54 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 02 MINUTES 30 SECONDS EAST 23.0 FEET TO AN IRON PIN; THENCE NORTH 24 DEGREES 31 MINUTES 20 SECONDS WEST 47.32 FEET TO AN IRON PIN; THENCE NORTH 4 DEGREES 33 MINUTES EAST 74.62 FEET TO A POINT IN THE SOUTHERLY MARGIN OF THOMPSON LANE AS WIDENED; THENCE WESTWARDLY, WITH SAID SOUTHERLY MARGIN AND ALONG A 0 DEGREE 38.192 MINUTES CURVE TO THE LEFT 23.83 FEET TO A POINT, THE POINT OF TANGENCY; THENCE CONTINUING WITH SAID SOUTHERLY MARGIN OF THOMPSON LANE, NORTH 88 DEGREES 53 MINUTES WEST 20.2 FEET TO A POINT AT THE BEGINNING OF A CURVE (WHOSE INCLUDED ANGLE IS 22 DEGREES 07 MINUTES AND A RADIUS OF 118.0 FEET); THENCE WITH SAID CURVE WESTWARDLY AND SOUTHWARDLY 45.55 FEET TO A POINT, THE BEGINNING OF A SECOND CURVE (WHOSE INCLUDED ANGLE IS 72 DEGREES 06 MINUTES AND A RADIUS IS 43.0 FEET); THENCE WITH SAID CURVE WESTWARDLY AND SOUTHWARDLY, 54.11 FEET TO A POINT, THE BEGINNING OF A THIRD CURVE (WHOSE INCLUDED ANGLE IS 22 DEGREES 07 MINUTES AND A RADIUS OF 118.00 FEET); THENCE WITH SAID CURVE, SOUTHWARDLY AND EASTWARDLY 45.55 FEET TO A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, AS WIDENED; THENCE WITH THE SAID MARGIN OF NOLENSVILLE PIKE, SOUTH 24 DEGREES 42 MINUTES 30 SECONDS EAST 60.4 FEET TO THE BEGINNING.

PARCEL H

MAP & PARCEL NO: 119-9-273

LOT NO. 16 ON THE PLAN OF THE ROSE V. TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK NO. 547, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 16 FRONTS 100 FEET ON THE NORTHERLY MARGIN OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET, MORE OR LESS TO A LINE IN THE REAR.

PARCEL I

MAP & PARCEL NO: 119-9-272

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF TANKSLEY SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE FULLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 15 FRONTS 100 FEET ON THE NORTHERLY SIDE OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET, MORE OR LESS TO A LINE IN THE REAR.

EXHIBIT B

1. Taxes and assessments for the year 2007 which are not yet due and payable.

2. All matters of record on the Plat of Tanksley Subdivision of record in Plat Book 547, Page 56, in the Register's Office of Davidson County, Tennessee.

3. All matters of record on the Plat of Waller's Subdivision of record in Plat Book 6900, Page 591, in the Register's Office of Davidson County, Tennessee.

4. Terms and conditions of Metro Council Bill Nos. 62-311, 68-675, O87-19 and O87-20, together with easements as retained therein regarding the closure of Alley Nos. 1894 and 1895.

5. Stormwater Detention Agreement by and between Action Nissan and the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument #20030701-0090751, in the Register's Office for Davidson County, Tennessee.