This Instrument Was Prepared By:
CAMERON WORLEY FORDHAM, P.C.
414 Union Street, Suite 1830
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 10/02/07 13:06 6 pgs
Fees:32.00 Taxes:0.00
20071002-0117346

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ACTION NISSAN REALTY PARTNERS**, a Tennessee general partnership, the Grantor herein, has bargained and sold and by these presents does transfer, quitclaim and convey unto **CAR SUM TN NASH L.L.C.**, the Grantees herein, their heirs and assigns, all of the Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A attached hereto.

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand effective on the 25 day of September, 2007.

ACTION NISSAN REALTY PARTNERS,
a Tennessee general partnership

By: _____
Ronald E. Romans, Partner

F:/bcf/word docs/Action Nissan/Action Nissan Realty Closing Docs/Quitclaim Deed

TAX

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 P. Caplenor
NOTARY PUBLIC

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

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 28, 2013
ACTING IN COUNTY OF Lapeer

NOTARY PUBLIC

My Commission Expires:

EXHIBIT A

TRACT 1:

Description of part of the Action Nissan Realty Partners property recorded in Instrument No. 200006060056603 in Nashville, Davidson County, Tennessee:

Beginning at a found pk nail in the south line of Thompson Lane (92' R.O.W.), said point being at the east end of a curve having a radius of 118.00 feet; thence southeastwardly along the south line of said Thompson Lane the following calls: south 88 degrees 14 minutes 03 seconds east, 101.15 feet to a set chisel mark; southeastwardly along a curve to the right having a radius of 9289.67 feet, delta angle of 00 degrees 12 minutes 22 seconds, chord bearing of south 88 degrees 07 minutes 52 second east, chord distance of 33.42 feet and a curve distance of 33.42 feet to a found mag nail at the intersection of the south line of said Thompson Lane and the west line of Alley #1893 (20' Wide); thence south 01 degrees 30 minutes 25 seconds west along the west line of said Alley #1893, 120.97 feet to a found pk nail at a southeast corner of said property recorded in Instrument No. 200006060056603 and an internal corner of Lot 1, Waller's Subdivision recorded in Plat Book 6900, Page 591; thence westwardly along the south line of said property recorded in Instrument No. 200006060056603 and a north line of Lot 1 of said Subdivision recorded in Plat Book 6900, Page 591, the following calls: north 86 degrees 15 minutes 54 seconds west, 97.32 feet to a found ¾" rebar with no cap; south 66 degrees 36 minutes 17 seconds west, 77.49 feet to a found mag nail in the east line of Nolensville Pike (91' R.O.W.); thence northwardly along the east line of said Nolensville Pike the following calls: north 24 degrees 18 minutes 38 seconds west, 61.70 feet to a set cotton picker spindle; northwestwardly along a curve to the right having a radius of 118.00 feet, delta angle of 22 degrees 07 minutes 02 seconds, chord bearing of north 13 degrees 15 minutes 07 seconds west, chord distance of 45.27 feet and a curve distance of 45.55 feet to a set cotton picker spindle; northeastwardly along a curve to the right having a radius of 43.00 feet, delta angle of 71 degrees 50 minutes 31 seconds, chord bearing of north 33 degrees 43 minutes 40 seconds east, chord distance of 50.45 feet and a curve distance of 53.92 feet to a set chisel mark; northeastwardly along a curve to the right having a radius of 118.00 feet, delta angle of 22 degrees 07 minutes 02 seconds, chord bearing of north 80 degrees 42 minutes 26 seconds east, chord distance of 45.27 feet and a curve distance of 45.55 feet to the POINT OF BEGINNING and containing 24,596 square feet or 0.565 acres of land.

TRACT II:

Description of part of the Action Nissan Realty Partners property recorded in Instrument No. 200006060056603 in Nashville, Davidson County, Tennessee:

Beginning at a set cotton picker spindle in the south line of Thompson Lane (92' R.O.W.), said point being in an east line of said property

recorded in Instrument No. 200006060056603 and the west line of the "Roberts Real Estate" property; thence south 03 degrees 48 minutes 37 seconds west along an east line of said property recorded in Instrument No. 200006060056603 and the west line of said "Roberts Real Estate" property, 126.18 feet to a set cotton picker spindle at an internal corner of said property recorded in Instrument No. 200006060056603 and the southwest corner of said "Roberts Real Estate" property; thence south 85 degrees 43 minutes 42 seconds east along a north line of said property recorded in Instrument No. 200006060056603 and the south line of said "Roberts Real Estate" property, 109.50 feet to a found railroad spike at a northeast corner of said property recorded in Instrument No. 200006060056603 and the northwest corner of the "Robert Hite" property; thence south 03 degrees 48 minutes 37 seconds west along an east line of said property recorded in Instrument No. 200006060056603 and the west line of said "Robert Hite" property, 160.19 feet to a set cotton picker spindle in the north line of Collier Avenue (R.O.W. Varies); thence westwardly along the north line of said Collier Avenue the following calls: north 85 degrees 43 minutes 42 seconds west, 493.06 feet to a set chisel mark; north 04 degrees 16 minutes 18 seconds east, 6.00 feet to a set chisel mark; north 85 degrees 27 minutes 13 seconds west, 127.08 feet to a set cotton picker spindle; northwestwardly along a curve to the left having a radius of 322.00 feet, delta angle of 04 degrees 01 minutes 22 seconds, chord bearing of north 87 degrees 27 minutes 54 seconds west, chord distance of 22.60 feet and a curve distance of 22.61 feet to a set cotton picker spindle in a west line of said property recorded in Instrument No. 200006060056603 and the southeast corner of Lot 1, Waller's Subdivision recorded in Plat Book 6900, Page 591; thence north 08 degrees 22 minutes 57 seconds west along a west line of said property recorded in Instrument No. 200006060056603 and the east line of said Subdivision recorded in Plat Book 6900, Page 591, 150.43 feet to a set chisel mark at an internal corner of said property recorded in Instrument No. 200006060056603 and the northeast corner of Lot 1 of said Subdivision recorded in Plat Book 6900, Page 591; thence north 84 degrees 18 minutes 33 seconds west along a south line of said property recorded in Instrument No. 200006060056603 and a north line of said Subdivision recorded in Plat Book 6900, Page 591, 34.52 feet to a found pk nail in the east line of Alley #1893; thence north 01 degrees 29 minutes 34 seconds east along the east line of said Alley #1893, 129.68 feet to a found mag nail in the south line of said Thompson Lane; thence southeastwardly along the south line of said Thompson Lane and along a curve to the right having a radius of 9289.67 feet, delta angle of 01 degrees 40 minutes 26 seconds, chord bearing of south 87 degrees 04 minutes 04 seconds east, chord distance of 271.37 feet and a curve distance of 271.38 feet to a found ¾" rebar with no cap in an east line of said property recorded in Instrument No. 200006060056603 and a west line of the "W.W. Jones and Wife" property; thence south 03 degrees 52 minutes 48 seconds west along an east line of said property recorded in Instrument No. 200006060056603 and the west line of said "W.W. Jones and Wife" property, 129.24 feet to a set cotton picker spindle at an internal corner of said property recorded in Instrument No. 200006060056603 and the southwest corner of said "W.W. Jones and Wife" property; thence south 85 degrees 43 minutes 42 seconds east

along a north line of said property recorded in Instrument No. 200006060056603 and the south line of said "W.W. Jones and Wife" property, 126.50 feet to a set cotton picker spindle at an internal corner of said property recorded in Instrument No. 200006060056603 and the southeast corner of said "W.W. Jones and Wife" property; thence north 03 degrees 48 minutes 37 seconds east along a west line of said property recorded in Instrument No. 200006060056603 and the east line of said "W.W. Jones and Wife" property, 129.49 feet to a set cotton picker spindle in the south line of said Thompson Lane; thence southeastwardly along the south line of said Thompson Lane and along a curve to the right having a radius of 9289.67 feet, delta angle of 01 degrees 16 minutes 38 seconds, chord bearing of south 84 degrees 48 minutes 47 seconds east, chord distance of 207.06 feet and a curve distance of 207.06 feet to the POINT OF BEGINNING and containing 165,433 square feet or 3.798 acres of land.

TRACT III:

Description of part of the Action Nissan Realty Partners property recorded in Instrument No. 200006060056603 in Nashville, Davidson County, Tennessee:

Beginning at a set ½" rebar with plastic cap in the south line of Collier Avenue (R.O.W. Varies), said point being in an east line of said property recorded in Instrument No. 200006060056603 and the west line of the "Action Nissan, Inc." property; thence south 03 degrees 48 minutes 37 seconds west along an east line of said property recorded in Instrument No. 200006060056603 and the west line of said "Action Nissan, Inc." property, 159.55 feet to a found ¾" rebar with plastic cap at a southeast corner of said property recorded in Instrument No. 200006060056603 and the southwest corner of said "Action Nissan, Inc." property and the northeast corner of the "Sally Jones" property; thence north 85 degrees 44 minutes 58 seconds west along a south line of said property recorded in Instrument No. 200006060056603 and the north line of said "Sally Jones" property and the north line of the "Karen and James Talley" property and "Raymond Waller and George David, III" property, 192.68 feet to a found ½" rebar with no cap at a southwest corner of said property recorded in Instrument No. 200006060056603 and in the east line of the "Raymond Waller and George David, III" property; thence north 06 degrees 45 minutes 27 seconds west along a west line of said property recorded in Instrument No. 200006060056603 and the east line of said "Raymond Waller and George David, III" property and the east line of the Raymond W. Waller property recorded in Book 10693, Page 333, 162.62 feet to a set ½" rebar with plastic cap in the south line of said Collier Avenue; thence south 85 degrees 43 minutes 42 seconds east along the south line of said Collier Avenue, 222.51 feet to the POINT OF BEGINNING and containing 33,129 square feet or 0.760 acres of land.

Being the same property conveyed to CAR SUM TN NASH L.L.C. BY Warranty Deed from ACTION NISSAN REALTY PARTNERS, a Tennessee general partnership of record in Instrument # 20071002011734S, in said Register's Office.

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