This Instrument Was Prepared By:

KIRK C. WAITE, ATTORNEY
7100 EXECUTIVE CENTER DR.
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,991,425.34.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2007.

Notary Public

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/11/07 15:56 4 pgs
Fees:23.00 Taxes:7368.27
20071011-0121218

Address New Owner as Follows:
Champion Car Wash, LLC
2701 Morgan Road
Joelton, Tennessee 37080

Send Tax Bills to:
New Owner

Map-Parcel Numbers
91-16 Parcel 297
103-1, Parcel 138
118-06, Parcel 137
142, Parcel 235

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NCW-National Car Wash, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Champion Car Wash, LLC, hereinafter called the Grantee, his and assigns, four (4) certain tracts [parcels] of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

These are improved properties known as 4011 Charlotte Avenue, Nashville, Tennessee, 6303 Charlotte Pike, Nashville, Tennessee, 2740 Franklin Pike, Nashville, Tennessee, and 7128 Highway 70 South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts [parcels] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 11th day of October, 2007.

NCW-NATIONAL CAR WASH, LLC

By: _____
JOHNNY L. JONES, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Johnny L. Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 11 day of Oct, 2007.

KIRK C. WAITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires
Jan 24, 2009

Exhibit "A"

Legal Description

TRACT I: (Map 91-16, Parcel 297) - 4011 Charlotte Avenue

Commencing at a point in the southerly right-of-way margin of Charlotte Avenue (80' right-of-way), said point being the Northwesterly corner of the H. G. Hill Realty Company Property as of record in Deed Book 5117, page 18, Register's Office for Davidson County, Tennessee, said point also being at the point of intersection of Charlotte Avenue southerly right of way with the easterly margin of a 50-foot wide railroad right-of-way;

Thence, leaving said railroad with the southerly right-of-way margin of Charlotte Avenue (being the northerly margin of the above referenced property), in an easterly direction for 110 feet, more or less, to an iron pin (old), said pin being the northwesterly corner of the George Blank property as of record in Instrument No. 20010924-0102920, and the point of beginning for the herein described tract;

Thence, continuing with said southerly right of way of Charlotte Avenue, North 88 degrees 33' 00" East, 149.81 feet to an iron pin (old) at the northwesterly corner of the James W. Pickle property as of record in Deed Book 4952, page 888, Register's Office for Davidson County, Tennessee;

Thence, leaving Charlotte Avenue right of way with the westerly line of said Pickle property, south 01 degree 28' 18" East, 159.81 feet to an iron pin (new), said pin being in the center of an abandoned alley (alley closed by Metropolitan Government Bill No. 68-531; REF: DB5117, PG 138, Register's Office for Davidson County, Tennes:

Thence, leaving Pickle and the centerline of said abandoned alley, South 88 degrees 25' 32" West, 149.83 feet to an iron pin (new), said pin being a corner of H.G. Hill Realty Co. Property and being the southwesterly corner of said herein described Tract;

Thence, with the easterly line of H.G. Hill Realty Company and the westerly line of the herein described Tract, north 01 degree 27' 53" West 160.00 feet to the point of beginning, and containing 0.55 acres (23,957.30 square feet), more or less, according to a survey made by Timothy L. Haggard, Tennessee R.L.S.#1604, on May 8, 2002

Also being the same property identified as Lot 4 in the subdivision of the Stump Reserve, as of record in Plan Book 2, page 74, Chancery Court at Nashville, Davidson County, Tennessee, and Lots 5 & 6 on the Map of the Subdivision of the Lands of P.S. Stump, deceased, as of record in Plat Book 2, page 74 & 78, Chancery Court of Nashville, Davidson County, Tennessee, and the Northerly 10 feet of an alley to the rear of said lots (closed by Metropolitan Government Bill No. 68-531; REF: DB 5117, page 138, Register's Office for Davidson County, Tenn

Being the same property conveyed to NCW-National Car Wash, LLC by deed from George Blank of record in Instrument No. 20020830-0105599, Register's Office for Davidson County, Tennessee and further being the same property conveyed in Instrument No. 20020523-0063099, Register's Office for Davidson County, Tennessee.

TRACT II: (Map 103-1, Parcel 138) - 6303 Charlotte Pike

Land in Davidson County, Tennessee, being the Parcel C on the Plan of the Re-Subdivision of the Commercial Tract No. 2, of the Grinnell Tracts, as of record in Plat Book 3842, page 266, Register's Office for Davidson County, Tennessee, as follows:

Exhibit "A"

(Continued)

Beginning at an iron pin on the southeasterly right of way of Charlotte Pike, said iron pin being 619 feet northeastwardly from the extension of the center line of American Road; thence North 43 degrees 40 minutes East 100.50 feet to a concrete monument, being on the line between the subject parcel and the property of Matt H. Dobson, III; thence with said property line South 30 degrees 16 minutes East, 208.13 feet to a concrete monument; thence South 43 degrees 40 minutes West 67.89 feet to an iron pin; thence North 39 degrees 13 minutes West, 201.57 feet to an iron pin, the point of beginning.

Being the same property conveyed to Johnny L. Jones and John T. Jones by deed of record in Instrument No. 200003300031898, Register's Office for Davidson County, Tennessee and further being the same property conveyed to NCW-National Car Wash, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20050126-0009727, Register's Office for Davidson County, Tennessee.

TRACT III: (Map 118-06, Parcel 137) - 2740 Franklin Pike

Land in Davidson County, Tennessee, being a tract of land in the City of Berry Hill, Tennessee, being a part of Lot No. 6, Map of Armistead Lands, as of record in Plan Book 2, page 73, Chancery Court of Nashville, Davidson County, Tennessee, and further described as follows:

Beginning at a point at the intersection of the easterly margin of Franklin Road, U.S. 31, and the southerly margin of Old Tennessee Central Railroad Right of Way (now abandoned); thence with the southerly margin of said Railroad right of way with a curve to the right (Radius 1223.24 feet) 193.09 feet to a point, and having a chord bearing and distance of North 43 degrees 40 minutes 13 seconds East 192.89 feet, said point being in the westerly margin of Interstate I-65; thence with the westerly margins of I-65, as follows: South 23 degrees 27 minutes 45 seconds East 17.80 feet to a point; thence South 4 degrees 11 minutes East 177.85 feet to a point; thence South 16 degrees 41 minutes 37 seconds West 158.71 feet to a point; thence South 76 degrees 43 minutes West 51.5 feet to the easterly margin of Franklin Road; thence with the easterly margin of Franklin Road North 14 degrees 47 minutes West 225.50 feet to the point of beginning.

Being the same property conveyed to John T. Jones and John L. Jones by deed of record in Book 10006, page 404, Register's Office for Davidson County, Tennessee and further being the same property conveyed to NCW-National Car Wash, LLC by deed of record in Book 11302, page 897, Register's Office for Davidson County, Tennessee.

TRACT IV: (Map 142, Parcel 235) - 7128 Highway 70 South

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bellevue Center Section 3, a resubdivision of Lot 2 and Reserved Parcel "A", of record in Book 5200, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NCW-National Car Wash, LLC by deed from Kimbro Equities I, a Tennessee General Partnership of record as Instrument No. 200002080013119, Register's Office for Davidson County, Tennessee.