This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2007090

Davidson County DEEDWARR
Recvd: 05/14/08 13:30 2 pgs
Fees:13.00 Taxes:296.00
20080514-0049614

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Car Wash King McKennie, LLC, a Tennessee limited liability company	(NAME) Same as new owner	Map & Parcel # 12-13-421
(STREET ADDRESS) 1509 Beechwood Ave.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NCW-National Car Wash, LLC, a Tennessee limited liability company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said**, Car Wash King McKennie, LLC, a Tennessee limited liability company,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to NCW-National Car Wash, LLC, by deed of record in Deed Book 11302, page 900, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $80,000.00.

Subscribed and sworn to before me this 13th day of May, 2008.

Affiant

My commission expires: July 26, 2011

Notary Public

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 26, 2011

This is improved property known as 1501 McKennie Ave., Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NCW-National Car Wash, LLC, a Tennessee limited liability company

Johnny L. Jones, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, 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, 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 Nashville, Tennessee this 13th day of May, 2008.



My Commission Expires: October 24, 2010

Notary Public
My Commission Expires: 10-24-10

EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of McKennie Avenue, 40 feet in width, and the easterly right-of-way line of Gallatin Avenue, 73.5 feet in width;

Thence leaving the northerly right-of-way line of McKennie Avenue, with the easterly right-of-way line of Gallatin Avenue, North 23 deg 59 min 46 sec East, 139.93 feet to an iron rod set, at the intersection with the southerly right-of-way line of Alley Number: 1014, 12 feet in width;

Thence leaving the easterly right-of-way line of Gallatin Avenue with the southerly right-of-way line of Alley Number 1014, South 71 deg 48 min 52 sec East, 66.32 feet to an iron rod set, at a corner common with the property of Gregory J. Everett, as of record in Instrument Number: 20050803-0091125, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number: 1014, with the westerly property line of Gregory J. Everett, South 20 deg 54 min 57 sec West, 140.87 feet to an iron rod set in the northerly right-of-way line of McKennie Avenue;

Thence with the northerly right-of-way line of McKennie Avenue, North 70 deg 39 min 09 sec West, 73.79 feet to the POINT OF BEGINNING. Containing 9,812 square feet or 0.225 acres more or less.

EXHIBIT "B"
ENCUMBRANCES

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on ALTA/ACSM Land Title Survey dated 1/22/08, revised 3/15/08, by Cherry Land Surveying.