This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2007088

Davidson County DEEDWARR
Recvd: 05/14/08 13:34 3 pgs
Fees:18.00 Taxes:1850.00

20080514-0049618

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Car Wash King Swiss LLC, a Tennessee limited liability company	(NAME) Same as new owner	Map & Parcel # 161-213
(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 Swiss 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, a Tennessee limited liability company, by quitclaim deeds of record in Instrument #2005021-0011399, and Instrument #20080514-0049617 Register's Office, Davidson County,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $500,000.00

MARJORIE K. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

My Commission Expires: October 24, 2010

Affiant

My commission expires: 10-24-10

Notary Public

This is improved property known as 400 Swiss Avenue, 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.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, also being Lot 2 on the Resubdivision of Reserve Parcels "B" & "C", Sunchase Knolls Development of record in Plat Book 6900, page 688 at the Register's office for Davidson County, Tennessee and being described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of Swiss Avenue, 50 feet in width, at a corner common with Lot 1 on the said Resubdivision of Reserve Parcels "B" & "C";

Thence leaving the northerly right-of-way line of Swiss Avenue with the easterly line of Lot 1, North 23 deg 00 min 51 sec West, 190.54 feet to an existing iron rod on the southerly line of Lot 1, Revised Plan of Subdivision, Reserve Parcels D-1 & D-2, Sunchase Knolls Development of record in Plat Book 6250, page 431;

Thence first with the southerly line then with the easterly line of said Lot 1, Revised Plan of Subdivision for the following two calls:
1) North 76 deg 57 min 20 sec East, 67.51 feet to an existing iron rod,
2) North 04 deg 36 min 14 sec West, 260.25 feet to an existing iron rod on the southerly line of Reserve Parcel "B-1", Resubdivision of Reserve Parcel "B", Brentwood East Commercial Park of record in Plat Book 5210, page 79;

Thence first with the southerly line of said Reserve Parcel "B-1" then with the southerly line of Lot 2, Resubdivision of Reserve Parcel "B", Brentwood East Commercial Park for the following two calls:
1) South 68 deg 37 min 04 sec East, 175.86 feet to an existing concrete monument,
2) North 81 deg 08 min 23 sec East, 142.79 feet to an existing concrete monument on the westerly right-of-way line of Nolensville Pike;

Thence with the westerly right-of-way line of Nolensville Pike, South 04 deg 29 min 27 sec East, 312.41 feet to an existing iron rod on the northerly right-of-way line of Swiss Avenue;

Thence with the northerly right-of-way line of Swiss Avenue of the following three calls:
1) South 85 deg 19 min 30 sec West, 50.00 feet to an iron rod set,
2) With a curve to the left having a radius of 457.36 feet, a curve length of 196.92 feet and a chord bearing and distance of South 72 deg 59 min 25 sec West, 195.40 feet to an existing iron rod,
3) South 60 deg 47 min 33 sec West, 72.17 feet to the point of beginning; containing 110,308 square feet or 2.532 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 Declaration of Easements shown in Book 6265, page 146, Register's Office, Davidson County, Tennessee.
3. Subject to Supplemental Declaration of Reciprocal Easements of record in Book 6544, page 392, Register's Office, Davidson County, Tennessee.
4. Subject to Agreement for Dedication of Water Mains and Appurtenances of record in Book 7839, page 716, Register's Office, Davidson County, Tennessee.
5. Subject to Transmission Line Easement of record in Book 2400, page 596, Register's Office, Davidson County, Tennessee.
6. Subject to all matters shown on Plat of record in Book 6900, page 688, Register's Office, Davidson County, Tennessee.
7. Subject to all matters shown on ALTA/ACSM Land Title Survey dated 1/17/08, as revised 3/14/08, by Cherry Land Surveying.