SPECIAL WARRANTY DEED

This Instrument Prepared By:

James S. Tate, Jr.
150 Third Avenue South, Suite 2800
Nashville, TN 37201

After Recording Return To:

Rick G. Mansfield
110 South Maple Street
Murfreesboro, TN 37130

Address New Owner:	Send Tax Bills To:	Map & Parcel No:
530 Collins Park Drive Antioch, TN 37013-3108 Attn: William Johnston	530 Collins Park Drive Antioch, TN 37013-3108 Attn: William Johnston	Parcel ID 16300041000

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AutoFair Realty, L.P., a Delaware limited partnership (referred to hereinafter as "Grantor"), has bargained and sold and does hereby bargain, sell, transfer and convey unto J&J Venture Partners II, LLC (referred to hereinafter as "Grantee"), its successors and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as 530 Collins Park Drive, Antioch, Tennessee 37013-3108.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

BILL GARRETT, Davidson County
Trans:T20100073412 DEEDWARRSP
Recvd: 11/19/10 09:03 6 pgs
Fees:33.00 Taxes:7955.00
20101119-0092570

AND Grantor covenants and binds itself, and its successors and assigns, that it is lawfully seized in fee and possessed of the Property, that it has a good right to sell and convey the Property, that the Property is unencumbered except for the Permitted Exceptions listed on **Exhibit B**, that it does warrant and will forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor other than in respect of the "Permitted Encumbrances" listed and described in **Exhibit B**, attached hereto, but not otherwise or further.

[SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 11th day of November, 2010.

GRANTOR

AUTOFAIR REALTY, L.P.,
a Delaware limited partnership

By: AutoFair Management Corporation III, a Delaware corporation, its general partner

By: _____
Name: Walter D. Wick
Title: Chairman of the Board

STATE OF New Hampshire)
)
COUNTY OF Hillsborough)

Before me, Sarah Cadden, a Notary Public in and for the County and State aforesaid, personally appeared Walter D. Wick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman of the Board of AutoFair Management Corporation III, a Delaware corporation, the general partner of AutoFair Realty, L.P., the within named bargainor, a Delaware limited partnership and that he as such Chairman of the Board, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation as the general partner of said limited partnership by himself as Chairman of the Board.

WITNESS my hand and seal at office in Manchester, NH, this 11 day of November, 2010.

My commission expires: SARAH Y. CADDEN, Notary Public
My Commission Expires September 19, 2012

SARAH Y. CADDEN NOTARY PUBLIC NEW HAMPSHIRE

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of property transferred, whichever is greater, is $2,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl Mate **(Affiant)**

Subscribed and sworn to before me, this 16th day of November, 2010.

Lynda L King **NOTARY PUBLIC**

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires:

2/21/2011

Exhibit A to the
Special Warranty Deed
(Property Description)

Lot 3 of that Certain Resubdivision of Lot 1, Section Two, Collins Park, of record in Instrument Number 20080806-0081038, Register of Davidson County, Tennessee and being a portion of the property conveyed to Grantor by Special Warranty Deed of record as Instrument No. 20070629-0077977 in the Register's Office of Davidson County, Tennessee.

Exhibit B to the
Special Warranty Deed

"Permitted Exceptions"

1. Subject to all matters as shown on the plan of record in Instrument #200808060081038, Register's Office for Davidson County, Tennessee.

2. Subject to right-of-way easements as shown of record in Instrument #200907200067866; Book 114332, page 244; Book 2203, page 557; Book 2203, page 573; Book 28756, page 299; Book 3536, page 623; amended by Book 4536, page 540; Book 5380, page 722; Book 7389, page 165; and Plat Book 11190, page 119, Registers' Office for Davidson County, Tennessee.