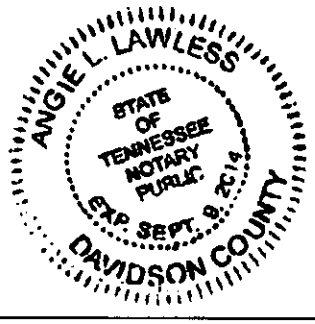
THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C.
315 Deaderick St, Suite 1700
Regions Center
Nashville, TN 37238



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE 2011.

NOTARY PUBLIC

My Commission expires: Sept. 9, 2014

THIS INSTRUMENT PREPARED BY:

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
C.B. Collision, Inc.	NEW OWNER	106-02-0-029
(NAME)	(NAME)	
911 Elm Hill Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned SOLITUDE DEVELOPMENT, LLC, a Tennessee limited liability company (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto CB COLLISION, INC., A Tennessee corporation (hereinafter called the "GRANTEE") its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described on Exhibi A attached hereto:

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. The GRANTOR covenants with said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein. The GRANTOR does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, htrough or under the Grantor but not further ot otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110036922 DEEDWARRSP
Recvd: 06/20/11 15:42 3 pgs
Fees:18.00 Taxes:3885.00
20110620-0047311

Witness our hands this 15th day of June, 201.

SOLITUDE DEVELOPMENT, LLC

By: _____
Its: Manager

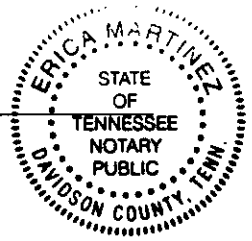
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alan R. Sielbeck, 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 Manager of Solitude Development, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by siging the name of the company by himself as such Manager.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this the 15th day of June, 2011.

_____
Notary Public

My commission expires: _____



My Commission Expires JULY 3, 2012

Exhibit A

A tract of land being Reserved Parcel "D" of Section 1 of P'Pool Heights of record in Book 3500, Page 55 at the Register's Office of Davidson County, Tennessee, and more particularly described according to a survey made by Charles E. Moseley Jr., Registered Land Surveyor No. 778, dated July 24, 1998, as follows: Beginning at an iron pin on the south right-of-way of Elm Hill Pike where said right-ofway intersects with the west right-of-way of Interstate Route 40, thence with said Interstate right-of-way for the next two calls, S 53 deg. 05' 06" E, 274.10 feet to a rightof- way monument, thence S 59 deg. 41' 03" E, 13.42 feet to a point in the north boundary of Lot 21 of Section 1 of P'Pool Heights, thence with the north and west boundaries of said Lot 21 for the next two calls, S 87 deg. 54' 14" W, 110.50 feet to an iron pin, thence S 17 deg. 30' 00" W, 230.00 feet to a point on the north right-of-way of P'Pool Avenue, thence with P'Pool Avenue the next four calls, N 72 deg. 30' 00" W, 322.00 feet to a point, thence along a curve to the right having a radius of 424.70 feet, a central angle of 34 deg. 24' 00", a chord of N 55 deg. 18' 00" W, 251.17 feet, for a length of 254.99 feet to a point, thence N 38 deg. 06' 00" W, 44.50 feet to a point, thence along a curve to the right having a radius of 186.10 feet, a central angle of 41 deg. 25' 00", a chord of N 17 deg. 23' 30" W, 131.61 feet, for a length of 134.52 feet to a point, thence along a turnout curve to the right having a radius of 25.00 feet, a central angle of 90 deg. 00' 00", a chord of N 48 deg. 19' 00" E, 35.36, for a length of 39.27 feet, to a point on the south right-of-way of Elm Hill Pike, thence with said right-of-way S 86 deg. 41' 00" E, 503.69 feet to the point of beginning, containing 190,273 square feet or 4.368 acres.

Being Tract III of the same property conveyed to SOLITUDE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20110113-0003613, said Register's Office.

This conveyance is subject to:

1. General or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Parcel No. 106-02-0-029.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Book 3500, page 55, said Register's Office.

3. Rights, if any, of White Advertising International, a division of Whiteco Industries, Inc., pursuant to an unrecorded sign location lase, and the implied easement, if any, of said lessee for ingress and egress from the 540 square feet occupied by it pursuant to said lease, and the easement of said lessee pursuant to said lease for utilities to service and sign.

4. The land in question abuts Interstate Route 40, which is a controlled access highway and has no right of ingress or egress to said highway.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, page 199, said Register's Office, as a shown on survey mentioned below.

6. No insurance is afforded as to the acreage or square footage contained in the insured property.

7. All matters shown on the plat of survey by Cherry Land Surveying, Inc., dated December 3, 2010, Job No. 10203.