THIS INSTRUMENT WAS PREPARED BY
Jim Fuqua, Attorney at Law
105 Hazel Path
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130094110 DEEDWARRSP
Recvd: 11/04/13 12:34 3 pgs
Fees:18.00 Taxes:2960.00
20131104-0114284

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HCT Investments II, LLC c/o Super Speed Wash 1201 16th Avenue South, Suite 201 Nashville, Tn 37212	New Owner.	07210001300 and 07210001200

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Fuqua, Jr., married, Robert A. Fuqua, unmarried, Vincent Fuqua, unmarried, Matthew Fuqua, unmarried and Randall H. Fuqua and wife, Judy Fuqua**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HCT Investments II, LLC**, hereinafter called the GRANTEES, its successors and assigns, two certain tracts or parcels of land in Nashville, State of Tennessee, described as follows, to-wit:

See Schedule A for legal description which is incorporated herein

James L. Fuqua, Jr. is married to Ellen Weakley Fuqua and she signs this deed to convey any interest she may have, marital or otherwise, without warranty of any kind.

This conveyance is subject to the following:
1. Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
2. Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 57, Page 123 and Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee.
3. 2014 taxes and subsequent years.
4. Any and all conditions, restrictions and easements of record.

This is unimproved property known as 2901 Gallatin Road, Nashville, Tennessee 37216 and 2831 Gallatin Road, Nashville Tennessee 37216.

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, their heirs and assigns forever; and Grantors covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through them, but no further or 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.

Witness our hands on the dates our signatures were witnessed and notarized on October 30, 2013.

James L. Fuqua, Jr.

Ellen Weakley Fuqua

Matthew Fuqua

Robert A. Fuqua

Randall H. Fuqua

Judy Fuqua

Vincent Fuqua

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Susan Frensley Newton, a Notary Public in and for said County and State, the with named James L. Fuqua, Jr., Ellen Weakley Fuqua, Robert A. Fuqua, Matthew Fuqua, Vincent Fuqua, Randall H. Fuqua and Judy Fuqua the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2013.

Notary Public

My Commission Expires: 9-11-17

(SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

Mail After Recording To:

State Title, Inc.

4334 Lebanon Pike

Hermitage, TN 37076

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 1 & 2 on the plan of Dr. E.T. Brown's Subdivision of the J.B. King Land of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot Nos. 1 and 2 adjoin and front together 100 feet on the westerly side of Gallatin Road and extends back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Randall H. Fuqua, James L. Fuqua, Jr., Robert A. Fuqua, Matthew Fuqua and Vincent Fuqua by Amended Final Decree Confirming Sale of record in Instrument Number 20081212-0119685, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 3 in the Subdivision of Lot No. 3 and part of Lot No. 2 of the Stull Lands, of record in Plan Book 57, Page 123, Register's Office for Davidson County, Tennessee and described as follows: Beginning at a post on the present westerly margin of the Gallatin Pike; thence with the north line of 7.75 acres of land conveyed to William Bate Dozier by deed of record in Book 589, Page 188, said Register's Office, north 76 ¾ ° west 195 ½ feet to the easterly margin of an alley; thence with the easterly margin of said alley, south 21° west 150 feet to a stake; thence South 76 ¾° east 195 ½ feet to a stake on the present west margin of said Gallatin Pike; thence with the west margin of said Pike north 21° east 150 feet to the beginning, being the northeast part of said 7.75 acre tract according to a survey made by Erle Drake, County Surveyor, July 31, 1926.

Said tract is also known as Lot No. 1 on the Map of Dozier Place, of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Yuill by Final Decree Confirming Sale of record in Instrument Number 20120504-0038509, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James L. Fuqua, Jr., an undivided one-quarter interest, Robert A. Fuqua, an undivided one-quarter interest, Matthew Fuqua, an undivided one-eighth interest, Vince Fuqua, an undivided one-eighth interest, and John M. Yuill as Trustee, an undivided one-quarter interest by Quitclaim Deed from John M. Yuill dated 5/17/12 of record in Instrument Number 20120515-0041746 and 20120529-0046147, Register's Office for Davidson County, Tennessee. Further being conveyed by Quitclaim Deed of Correction from John M. Yuill being recorded simultaneously herewith of record in Instrument No. 20131104-0114282, Register's Office for Davidson County, Tennessee. John M. Yuill conveyed his ¼ interest to Randall Fuqua and wife, Judy Fuqua by Quitclaim Deed being recorded simultaneously herewith of record in Instrument No. 20131104-0114283, Register's Office for Davidson County, Tennessee.