THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
219 SECOND AVENUE, NORTH
NASHVILLE, TN 37201
TEL: 615/244-0626

Address of New Owner:
Dr. Pradeep Kakkad
970 Murfreesboro Rd.
Nashville, TN 37217

Send Tax Bills To:
Same

Map - Parcel Nos.
106/127
2DA-50850

BOOK 6506 PAGE 270

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into this the 12th day of July, 1985, by and between JAMES W. PRICE, JR., SUBSTITUTE TRUSTEE, and DR. PRADEEP KAKKAD, DR. CHILAKAMARRI YESHWANT, DR. KIRIT T. PARIKH and SESHAN NATARAJAN, referred to herein collectively as the GRANTEES.

WHEREAS, by Installment Deed dated the 14th day of February, 1977, of record in Book 5487, pages 95-105, Register's Office for Davidson County, Tennessee, the subject property was conveyed to WILLIAM JOHNSTON, TRUSTEE, to secure a note in the principal amount of Four Hundred Thirty-One Thousand, Nine Hundred Eighty-Six Dollars and Seventeen Cents ($431, 986.17; and,

WHEREAS, said Installment Deed, as subsequently amended by instrument appearing of record in Book 5511, pages 383-385, Register's Office for Davidson County, Tennessee, and further amended by instrument of record in Book 5662, pages 663-668, said Register's Office, and assigned by instruments of record in Book 6065, page 407, said Register's Office, and further assigned to DR. PRADEEP B. KAKKAD, DR. CHILAKAMARRI YESHWANT, DR. KIRIT T. PARIAH and SESHAN NATARAJAN by instrument of record in Book 6554, page 173; and,

WHEREAS, JAMES W. PRICE, JR., has been appointed substitute trustee on the 10th day of May, 1985, to serve in the place and stead of WILLIAM P. JOHNSTON, TRUSTEE, said appointment having been recorded in the Register's Office for Davidson County, Tennessee, in Book 6554, page 202; and,

WHEREAS, default was made in the payment of said notes, the holder thereof having directed the trustee to sell said property as provided by said Trust Deed, the Substitute Trustee did, upon the 6th, 13th, 20th and 27th day of June, 1985, by advertisement in the Nashville Record, Davidson County, Tennessee, advertise, with thirty (30) days notice, said property to be sold on the 8th day of July, 1985, and on this date during the hours as published in the Notice, the GRANTOR did offer said property for sale at the Courthouse. After receiving competative bids, he sold said property to DR. PRADEEP KAKKAD, DR. CHILAKAMARRI YESHWANT, DR. KIRIT T. PARIKH and SESHAN NATARAJAN, for the price of Two Hundred Forty-Nine Thousand, One Hundred Ninety-Six Dollars and Fifty-Seven Cents ($249,196.57), this being the highest, last and best bid and being the balance due on said notes with accrued interest and costs of sale.

NOW, THEREFORE, for and in consideration of the cancelling and surrendering all of said notes secured by said Deed of Trust, the same amounting to Two Hundred Forty-Nine Thousand, One Hundred Ninety-Six Dollars and Fifty-Seven Dollars ($249,196.57), Substitute Trustee has this day bargained and sold and does hereby assign, transfer and convey unto GRANTEES, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Millwood, Section 1, as of record in Book 4460, page 84, Register's Office for said County. Said Lot No. 2 begins at a point on the easterly right-of-way of Murfreesboro Road, said point being the common corner of Millwood Development Corporation property and Louise Martinez property; thence along the common property line of the before mentioned properties N. 30 deg. 53 min. 35 sec. E. 600.00 feet to a point; thence S. 49 deg. 00 min. E. 165.15 feet to a point on the westerly margin of Millwood Drive; thence with said Drive and also being along a curve having a radius of 300.00 feet, a distance of 143.04 feet to a point; thence S. 16 deg. 00 min. E.

100.03 feet to a point; thence S. 41 deg. 00 min. W. 258.16 feet to a point; thence N. 49 deg. 00 min. W. 105.00 feet to a point; thence S. 41 deg. 00 min. W. 175.00 feet to a point on the easterly right-of-way of Murfreesboro Road; thence along said right-of-way N. 49 deg. 00 min. W. 136.00 feet to the point of beginning.

This is improved property known as 970 Murfreesboro Road.

Being the same property conveyed to Nashville Associates, Ltd. by warranty deed from Ideal Hospitality, Inc., a Tennessee corporation, of record in Book 5662, page 649, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, to the GRANTEES, their heirs and assigns, in fee simple forever and in bar of all right or equity of redemption.

This Substitute Trustee's Deed is subject to a Deed of Trust to John D. Walt, of Memphis, Tennessee, to secure a note to National Life of Vermont in the principal amount of Four Hundred Thousand Dollars ($400,00.00) and appearing of record in Book 6065, page 578, Register's Office for Davidson County, Tennessee. Said instrument obtained priority over other existing liens by virtue of a subordination agreement appearing of record in Book 6065, page 524, Registe'rs Office for Davdison County, Tennessee.

And the Substitute Trustee does hereby transfer, assign and set over unto said GRANTEES all the covenants and warranties contained in the aforesaid Deed of Trust and does warrant the title as fully as he is authorized to do as Substitute Trustee, but not further or otherwise.

WITNESS my signature this the 15th day fo July, 1985.

JAMES W. PRICE, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Phyllis J. Ramsey, a Notary Public in and for said County and State, the within named Substitute Trustee, James W. Price, Jr., with whom I am personally acquainted and who after being duly sworn according to law stated that he signed the foregoing Substitute Trustee's Deed for the reasons therein contained.

This 15th day fo July, 1985.

Notary Public

My Commission Expires: 11-1-87

PHYLLIS J. RAMSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6606 PAGE 272

The actual value or consideration, whichever is greater, for this transfer, is $649,196.57.

James W. Price, Jr.

SWORN to and subscribed before me this 15th day of July, 1985.

Notary Public

My Commission Expires: 11-1-87

J 2 0 7 1 4

IDENTIF. REFERENCE

JUL 15 1 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6606 PAGE 273

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

649196.57- CAMT.
1687.92 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1697.42-
7725A07/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 7 1 4

IDENTIF. REFERENCE

JUL 15 1 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153928