This Instrument Prepared By:
Combos & Lawless, P.C.
1404 American Trust Building
Nashville, TN 37201

WARRANTY DEED

BOOK 7076 PAGE 96

Address New Owner:	Send Tax Bills To:	Mortgagee:	Map & Parcel No.
Pramod Wasudev and C.K. Hiranya Gowda New Sawyer Brown Road Nashville, TN 37221		Commerce Union Bank One Commerce Place Nashville, Tennessee	128-10-202 128-14-212 128-14-208

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND DOLLARS ($210,000.00), INDUS PROPERTIES, a Tennessee General Partnership composed of C. K. Hiranya Gowda, Pramod Wasudev, Buntwal Somayaji, K. P. Channabasappa, K. H. Frenchman, B. N. Lakshmikanth, Narayana B. Bhat, Y. N. Pakkala, and H. R. Mallappa Gowda, have this day bargained and sold and do hereby convey unto Pramod Wasudev and C.K. Hiranya Gowda, certain real estate in Davidson County, Tennessee, to wit:

TRACT I

BEING Lot No. 3 on the Revised plan of Stacy Square, Section 6, as of record in Plat Book 5210, Page 347, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts a total of 123.96 feet on the southerly margin of Sawyer Brown Road and extends back between lines of 119.40 feet on the easterly side and 89.72 feet on the westerly side to a broken line in the rear measuring a total of 112.54 feet.

BEING the same property conveyed to Indus Properties, a Tennessee general partnership, by deed from William W. Coleman, III, individually and d/b/a Wesley Construction Company, and his wife, Martha A. Coleman, of record in Book 5822, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TRACT II

BEING Lots No. 1 and 2 on the Revised plan of Stacy Square, Section 6, as of record in Plat Book 5210, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

BEING the same property conveyed to Indus Properties, a Tennessee general partnership, from Michael A. Long and wife, Dianne L. Long, of record in Book 5822, page 628, Register's Office for Davidson County, Tennessee. Dianne L. Long joins in this conveyance for the express purpose of conveying any and all rights vested in her as a result of the marital relationship.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The spouses of the partners join in this conveyance to convey any and all interests they may have in said property.

This is improved property, know as Lots #1, 2, and 3, New Sawyer Brown Road, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we, do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives 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, whomsoever.

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 hands this 19 day of December, 1986.

Indus Properties, a Tennessee General Partnership

BY: B N Somayaji

IT'S: Partner

C. K. Hiranya Gowda, partner

B. N. Lakshmikanth, partner by C.K. Hiranya Gowda, Attorney-In-Fact

Saraswathi Gowda

Usha Lakshmikanth by C.K. Hiranya Gowda, Attorney-In-Fact

Paramod Wasudev, partner

Narayana B. Bhat, partner by C.K.Hiranya Gowda, Attorney-In-Fact

Geeta Wasudev

Praphulla Bhat by C.K.Hiranya Gowda, Attorney-In-Fact

Buntwal Somayaji, partner

Y. N. Pakkala, partner by C.K. Hiranya Gowda, Attorney-In-Fact

Sumedha Somayaji

Sumalini Pakkala by C.K.Hiranya Gowda, Attorney-In-Fact

K. P. Channabasappa, partner

H. R. Mallappa Gowda, partner by C.K. Hiranya Gowda, Attorney-In-Fact

Mangala Channabasappa

Leela Gowda by C.K. Hiranya Gowda, Attorney-In-Fact

K. H. Frenchman, partner

Rita Frenchman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $210,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

B Wasudev

Sworn to and subscribed before me
this 18th day of December, 1986.

My Commission expires 1-19-88 Notary Public George M. Pamatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, Paramod Wasudev, Buntwal Somayaji, K. P. Channabasappa, K. H. Frenchman, partners in Indus Properties, a Tennessee general partnership, 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 at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pamatt
Notary Public

my commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Saraswathi Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pamatt
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Geeta Wasudev, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M Pamatt
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Sumedha Somayaji, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Parrott
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Mangala Channabasappa, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Parrott
Notary Public

my commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Rita Frenchman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Parrott
Notary Public

my commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by B. N. Lakshmikanth and dated December 18, 1986, and he acknowledged that he executed the foregoing instrument as the act of B. N. Lakshmikanth and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Parrott
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by Usha Lakshmikanth and dated December 18, 1986, and she acknowledged that he executed the foregoing instrument as the act of Usha Lakshmikanth and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Parrott
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by Narayana B. Bhat and dated December 16, 1986, and he acknowledged that he executed the foregoing instrument as the act of Narayana B. Bhat and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Parrott
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by Praphulla Bhat and dated December 16, 1986, and she acknowledged that he executed the foregoing instrument as the act of Praphulla Bhat and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pamatt
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by Y. N. Pakkala and dated December 13, 1986, and he acknowledged that he executed the foregoing instrument as the act of Y. N. Pakkala and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pamatt
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by Sumalini Pakkala and dated December 13, 1986, and she acknowledged that he executed the foregoing instrument as the act of Sumalini Pakkala and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pamatt
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by H. R. Mallappa Gowda and dated December 10, 1986, and he acknowledged that he executed the foregoing instrument as the act of H. R. Mallappa Gowda and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pruett
Notary Public

My commission expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named C. K. Hiranya Gowda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who is described in and appointed attorney-in-fact by power of attorney executed by Leela Gowda and dated December 10, 1986, and she acknowledged that he executed the foregoing instrument as the act of Leela Gowda and as his attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1986.

George M. Pruett
Notary Public

My commission expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 7076 PAGE 103

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

210 •[illegible] CONT.
50.00 CO TAX
.50 PRFEE
21.00 MOR[illegible]
CHECK [illegible]
[illegible]/19/98 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

751 62

IDENTIFIED REFERENCE

DEC 19 4 07 PM '98

No. 25309