This instrument prepared by Hugh W. Entrekin, Attorney, 21st Floor, First American Center Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Gaius Hill Suite 1440, L & C Tower Nashville, TN 37219	SAME	Tax Map 148 Parcel 49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Gaius Hill
AFFIANT

Subscribed and sworn to before me this 21 day of December, 198[illegible]

NOTARY PUBLIC

My commission expires: 7-13-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

C. K. Hiranya Gowda and wife, Saraswathi Devi Gowda, (the "Grantors") have this day bargained and sold and do hereby transfer and convey unto Gaius Hill, unmarried, (the "Grantee") all their right, title and interest in certain real estate located in Davidson County, Tennessee more particularly described as follows:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN BY REFERENCE.

Being the same property conveyed to C. K. Hiranya Gowda and wife, Saraswathi Devi Gowda by deed from Thomas L. Bush and wife Genevieve G. Bush of record in Book 5257, Page 682, Register's Office for Davidson County, Tennessee.

This property consists of approximately 6.6 acres of unimproved property located on Antioch Pike in Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Gaius Hill, his successors and assigns, forever, and C. K. Hiranya Gowda and wife Saraswathi Devi Gowda do covenant that they are lawfully seized and possessed of said real estate, have a good right to convey it, and that the same is unencumbered except for the following:

1. 20' permanent easement to Metropolitan Government of Nashville and Davidson County of record in Book 6276, Page 149, said Register's Office.

2. Easement for sanitary sewers and/or storm drainage of record in Book 6581, Page 118, said Register's Office.

3. A permanent easement and right-of-way for street purposes and right of entry for temporary construction purposes of record in Book 6314, Page 235, said Register's Office.

4. Easement for flow of Mill Creek.

5. Title to that portion of the property embraced within the bounds of any streets, roads, or highways.

6. 1987 taxes, a lien currently due and payable.

Grantors do further covenant and bind themselves, their successors and representatives to warrant and forever defend the title to said real estate to Gaius Hill, his representatives, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been executed this 24 day of December, 1987.

C. K. HIRANYA GOWDA

SARASWATHI DEVI GOWDA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the aforesaid County and State, C. K. HIRANYA GOWDA and SARASWATHI DEVI GOWDA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this 24 day of December, 1987.

NOTARY PUBLIC

My Commission Expires: 7-13-91

NOTARY PUBLIC AT LARGE STATE OF TENN

EXHIBIT A

BOOK 7417 PAGE 383

SURVEYOR'S DESCRIPTION

Being a tract of land in Nashville, Davidson County, Tennessee, bounded on the northwest by Peterbilt Subdivision, of record in plat book 5200, page 13, on the east by Antioch Pike and on the south by Marix Mini Warehouse, of record in plat book 6250, page 931, more particularly described as follows:

Beginning at a P-K nail set in the concrete deck of bridge over Mill Creek, on the westerly margin of Antioch Pike and being the easterly corner of Lot 2, Peterbilt Subdivision;

Thence, with the westerly margin of Antioch Pike, S 28°10'29" E, 182.10 feet to an iron pin;

Thence, continuing with said westerly margin with a curve to the left having a central angle of 09°19'00", radius of 1939.86 feet, 315.43 feet to an iron pin;

Thence, S 37"29'29" E, 28.25 feet to an iron pin;

Thence, leaving Antioch Pike and with the northerly boundary of Marix Mini Warehouse Subdivision, the following;

S 52°27'27" W, 299.94 feet to a P-K nail in concrete curb,
S 68°25'50" W, 588.16 feet to an point in Mill Creek;

Thence, with the southeasterly boundary of the Peterbilt Subdivision and Mill Creek the following to the point of beginninng:

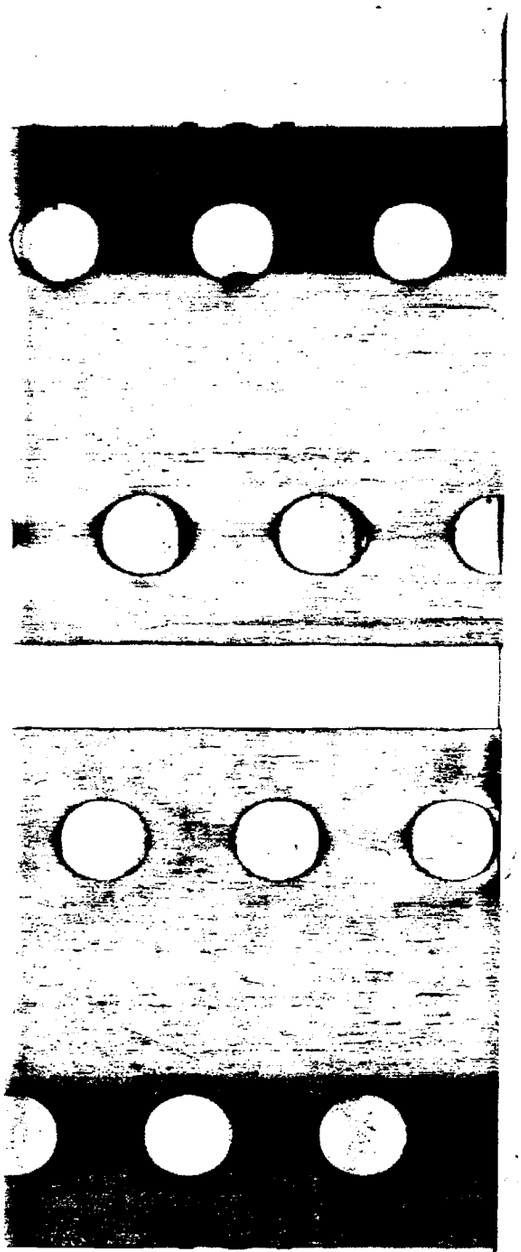
N 06°47'25" W, 40.73 feet
N 20°08'16" E, 209.08 feet
N 33°26'16" E, 274.86 feet,
N 38°59'54" E, 159.88 feet,
N 36°46'11" E. 319.99 feet,

Containing 287,803 square feet or 6.607 acres.

LAND SURVEYING SERVICES
7105 Peach Court, Suite 102
Post Office Box 1243
Brentwood, Tennessee 37024-1243

December 2, 1987

DEC 3 11 39 AM '87
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
8.7.3.1.4.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7417 PAGE 384

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

275000.00- CAMT.
770.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 779.50-
8151A12/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.3. L 4.

IDENTIFI REFERENCE

Dec 3 11 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 41213