BOOK 7630 PAGE 549

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
C.K. Hiranya Gowda and wife		Map 26
Saraswathi D. Gowda	SAME	Parcel 92
2025 Priest Road		
Nashville, Tennessee 37215		
Mortgagee: Sovran Bank/Central South		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Smiley & Atchison Investments, Inc., a Tennessee corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto C.K. Hiranya Gowda and wife, Saraswathi D. Gowda, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Resubdivision of Lot 1, Northchase at Rivergate, of record in Book 6200, page 701, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.
>
> Being part of the same property conveyed to Smiley & Atchison Investments, Inc., a Tennessee corporation by deed from Webb/Rivergate Ventures, a Tennessee general partnership, of record in Book 7039, page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as Conference Drive, Goodlettsville, Tennessee 27072. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. All matters as shown on plan of record in Book 6200, page 701, Register's Office for Davidson County, Tennessee.

2. Declaration of Easements, Restrictive Covenants, and Owner's Association of Smiley & Atchison Investments, Inc. of record in Book 7278, page 672 said Registers Office.

And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Grantor hereby reserves for itself, its heirs successors and assigns, and for the benefit of the development know as Northchase at Rivergate, a permanent easement over and across the property described as a Green Space and Drainage Easement on the attached Exhibit A which is herein incorporated by reference. The easement reserved by Grantor shall be for purposes of drainage, utilities, ingress, egress and any improvements relative to a greenbelt system and natural landscape reserve. Said easement shall run with the land. Grantee shall be prohibited from constructing any improvements on such easement herein reserved by Grantor. The Grantor for itself, its heirs successors and assigns does covenant and agree that it will maintain the aforesaid easement in a manner consistent with the development known as Northchase at Rivergate.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 17 day of August, 1988.

SMILEY & ATCHISON INVESTMENTS, INC.

BY: Dana M. Lang

TITLE: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Glenda Copeland, a Notary Public of said county and state, Dana M. Lang, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the Secretary or the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17 day of August, 1988.

Glenda Copeland
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $378,860.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this ___ day of _____, 1988.

_____
Notary Public
My Commission Expires: _____

SURVEYOR'S DESCRIPTION

Green Space and Drainage Easement 08/18 0101 03CHECK 1259.87

Being a parcel of land in the City of Goodlettsville, Second Civil District, Davidson County, Tennessee, being a portion of Lot No. 5, as shown on the plan of the Resubdivision Lot 1, Northchase at Rivergate, as of record in Book 6200, Page 701, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Professional Park Drive, said point being westerly 221 feet, more or less, from the center-line of Conference Drive;

THENCE, with said northerly margin S 69° 45' 21" W, 3.06 feet to a point;

THENCE, continuing with said margin with a curve to the left 108.09 feet to a point, said curve having a central angle of 42° 30' 38", a radius of 145.69 feet, a tangent of 56.67 feet and a chord of S 48° 30' 02" W, 105.63 feet;

THENCE, continuing with said margin S 27° 14' 43" W, 21.51 feet to a point;

THENCE, continuing with said margin with a curve to the right 18.69 feet to a point, said curve having a central angle of 42° 50' 00", a radius of 25.00 feet, a tangent of 9.81 feet and a chord of S 48° 39' 43" W, 18.26 feet;

THENCE, leaving said margin with the easterly line of Lot No. 4 as shown on said plan N 19° 55' 16" W, 25.00 feet to a point;

THENCE, continuing with said line N 05° 51' 41" E, 349.31 feet to a point in the southerly line of property conveyed to Conference Associates, Ltd., by deed of record in Book 6672, Page 981, R.O.D.C.;

THENCE, with said line N 86° 13' 26" E, 51.81 feet to a point;

THENCE, leaving said line S 04° 13' 26" W, 166.92 feet to a point;

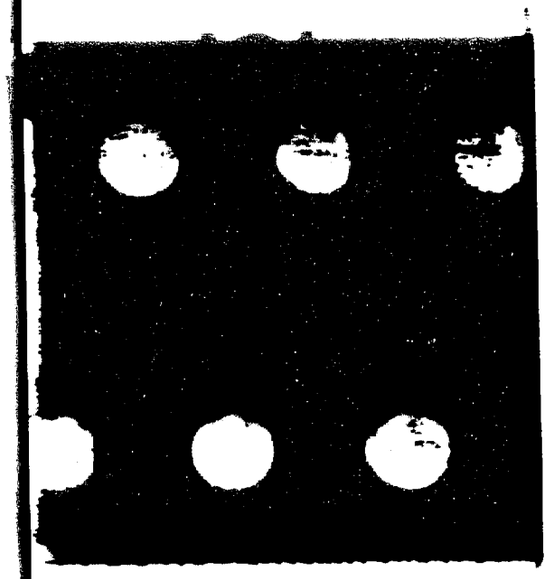
THENCE, S 20° 14' 39" E, 112.66 feet to the point of beginning.

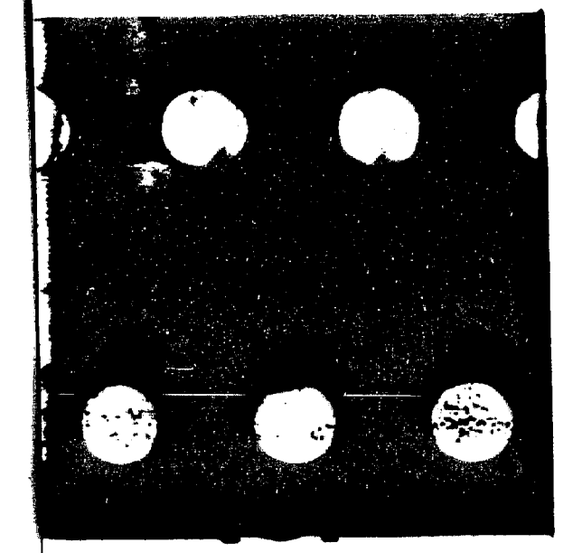
Containing 22,164 square feet or 0.51 acre, more or less.

BARGE, WAGGONER, SUMNER AND CANNON
File 10127-06
August 12, 1988

AUG 18 2 58 PM '88

60184





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7630 PAGE 552

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

CAMT
378860.00
CON TX 1250.37
PRFEE 0.50
MDEED 9.00
TOTAL 1259.87
CHECK 1259.87

08/18/88 01 15:00 0001 8746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60184

Aug 18 2 50 PM '88

No. 125285