BOOK 8194 PAGE 568

NEW JERSEY

STATE OF TENNESSEE]

COUNTY OF ESSEX]

The actual consideration or valu
whichever is greater, for this
transfer is $650,000.00

Samuel Brodie

Subscribed & sworn to before me,
this the 13th day of August
19 90.

Notary
Commission Expires:

JEAN SHOTWELL
A Notary Public of New Jersey
My Commission Expires 6/6/94

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
A V Enterprises	Same	8th Civil District
6834 Charlotte Pike		Davidson County
Nashville, TN 37036		Lot Nos. 18 and 19 Subdivision of Mount Hickory

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, we Nashville Associates

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto A V Enterprises, a Tennessee general partnership

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.
Subject to applicable zoning ordinances and all matters of public record.

5 6 8 0 4

IDENTIFICATION

SEP 12 3 15 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

This is unimproved ( )
improved (x) 6834 Charlotte Pike, Nashville, TN 37036

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & 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, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of August, 19 90.

NASHVILLE ASSOCIATES

By: Samuel Brodie

Title: General Partner

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named Samuel Brodie, a general partner of Nashville Associates

the bargainor___, with whom I am personally acquainted, & who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand & official seal at Fair Field Essex County, ~~Tennessee~~, this 13th day of August, 19 90. New Jersey

Commission Expires:
JEAN SHOTWELL
A Notary Public of New Jersey
My Commission Expires 6/6/94

Notary Public

JEAN SHOTWELL NOTARY PUBLIC NEW JERSEY

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted & who upon (his/her oath, their oaths) acknowledged (himself, herself, themselves) to be the _____ & _____ of the the within named bargainor, a corporation, and that (he/she, they) as such _____ & _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ & _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

Commission Expires:

Notary Public

WARRANTY DEED

FROM

NASHVILLE ASSOCIATES

TO

A.K. UPADHYAYA

AND VISH K. MADAN

EXHIBIT "A"

A tract of land in the 8th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 18 & 19 in the Subdivision of Mount Hickory, of record in Book 332, page 68, Register's Office for said County, located at the northeast quadrant of Charlotte Pike (U.S. 70 N) and Interstate I-40 and being described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers, dated July 27, 1965, Revised July 25, 1966, Revised January 5, 1967, as follows:

Beginning at a concrete monument at the intersection of the northerly margin of Charlotte Pike (U.S. 70 N) and the easterly margin of Interstate I-40, said monument being 1,190.08 feet easterly as measured along the centerline of U.S. 70 N (Charlotte Pike) from the centerline of I-40 and northerly perpendicular to, and 148.1 feet from, the centerline of Charlotte Pike; thence with the northerly margin of Charlotte Pike (U.S. 70 N) North 71 degrees 23 minutes East, 503.35 feet to an iron stake at the southwest corner of the Chevron Oil Company one acre lot as shown on said survey; thence with the Chevron Oil Company lot, North 18 degrees 37 minutes West, 200 feet to an iron stake at the northwest corner of the Chevron Oil Company lot; thence North 71 degrees 23 minutes East, 205.85 feet to an iron stake at the northeast corner of the Chevron Oil Company lots on the easterly boundary of the herein described tract; thence North 25 degrees 30 minutes West, 110.14 feet to an iron stake; thence North 42 degrees 23 minutes West, 314.10 feet to a concrete monument on the easterly margin of I-40, said concrete monument being 165 feet southeasterly from the centerline of I-40; thence South 43 degrees 16 minutes West, 315.95 feet to an iron stake; thence south 43 degrees 10 minutes, 192.55 feet to a concrete monument, said concrete monument being 180 feet easterly from the centerline of I-40; thence south 11 degrees 38 minutes West, 222.30 feet to a concrete monument; thence South 15 degrees 28 minutes 20 seconds East 164.85 feet to the point of beginning, containing 6.041 acres according to said survey.

Being the same property conveyed to Melvin A. Taub, Herbert Kay, Samuel Brodie, Peter E. Simon and Philip H. Simon, partners doing business as Nashville Associates by deed from Mary Napier Ganier, Conservator for Mary C. Napier, and Albert F. Ganier, Jr., as Substitute Trustee of record in Book 4164, page 673, Register's Office for Davidson County, Tennessee.

Grantors reserve unto themselves, their heirs, assigns, and successors in interest a permanemt easement for vehicular, pedestrian and other traffic over that portion of the land hereinabove conveyed lying within 50 feet of the southermost boundary thereof and within 65 feet of the eastermost boundary thereof; said easement for the use of any member of the public having a lawful right to transact business with or visit upon the property touching the easement hereinafter conveyed and reserved, and any future extensions thereof. In exchange for the reservation of the permanent easement hereinabove reserved the grantors, their heirs, assigns and successors in interst, grant, assign, set over and convey to grantees, their heirs, assigns and successors in interest a permanent easement for vehicular, pedestrian and other traffic for use by any member of the general public having a lawful right to transact business with or visit upon the property touching the easement herein conveyed or reserved or any future extensions thereof over a certain tract of land, more particularly described as follows:

Commencing on the northern margin of Charlotte Pike at the southeast corner of the property hereinabove conveyed; thence northwardly along the eastern margin of the property hereinabove conveyed North 18 degrees 37 minutes West 50 feet to a point; thence North 71 degrees 23 minutes East 222.54 feet, more or less, to a point; thence North 65 degrees 00 minutes 29 seconds East 500 feet, more or less, parallel to and 70 feet from the northern margin of Charlotte Pike to a point; thence South 24

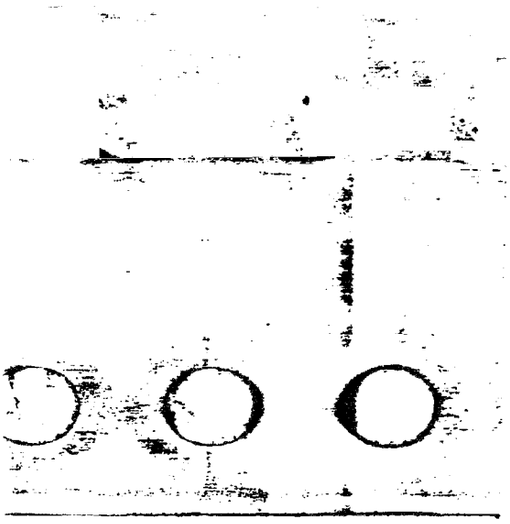
RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

degrees 59 minutes 31 seconds East 70 feet to a point in the northern margin of Charlotte Pike; thence South 65 degrees 00 minutes 29 seconds West 90 feet, more or less, to a point in the margin of said Charlotte Pike; thence North 24 degrees 59 minutes 31 seconds West 20 feet to a point; thence South 65 degrees 00 minutes 29 seconds West 410 feet, more or less, to a concrete monument; thence South 71 degrees 23 minutes West 230 feet along the northern margin of Charlotte Pike to the point of beginning.

3271 09/12 0101 03CHECK 2158.00

OFFICIAL RECEIPT

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



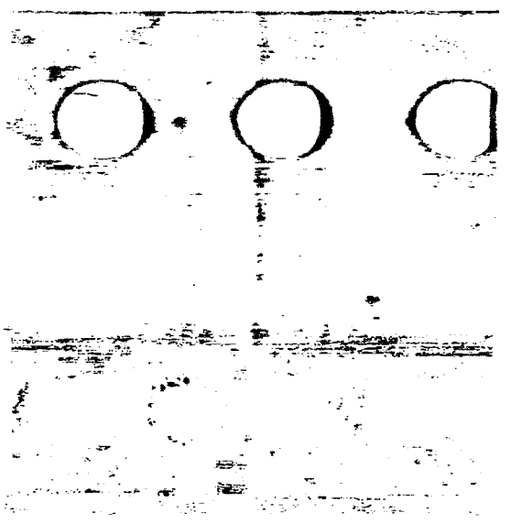
RECEIVED OF _____

FOR _____

BOOK 8194 PAGE 572

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 650000.00
				CON TX 2145.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2158.00
				CHECK 2158.00
09/12/90	01			15:17 0001 8271



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 0 4

IDENTIFI REFERENCE

SEP 12 3 15 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354928