Box 35

BOOK 8607 PAGE 773

#131144

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ramesh J. Surati 2401 Brick Church Pk. Nashville, Tn. 37207	Same	Map 71-02 Parcel 147

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, BPC ENTERPRISES, INC. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto RAMESH J. SURATI ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 2401 Brick Church Pike, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 20th day of April, 1992.

BPC ENTERPRISES, INC.

By: _____
Its: President

03874

IDENTIF. TREFERENCE

APR 22 2 58 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Paul S. Cohn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of BPC ENTERPRISES, INC., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 20th day of April, 1992.

Laura Lineehan
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,600,000.

RAMESH J. SURATI
Affiant

Subscribed and sworn to before me, this 22nd day of April, 1992.

Carolyn R. Fleeman
Notary Public

My Commission Expires:
Mar. 4, 1995

CAROLYN R. FLEEMAN
NOTARY AT LARGE
STATE OF TENNESSEE

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot 1 on the plan of Resubdivision of Lots 1 and 2, Second Plan of Brooklyn as of record in Book 7900, page 109, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a point on the easterly right-of-way line of Brick Church Pike (as widened) at the northwesterly corner of Lot No. 1, Second Plan of Brooklyn as of record in Book 4495, page 128, R.O.D.C., Tennessee (McDonald's Corporation lot); said point being S 83° 11' 52" E, 12.0 feet from the original corner and existing right-of-way of Brick Church Pike; thence,

1. N 83° 11' 52" W, 12.0 feet to a point on the present easterly right-of-way of Brick Church Pike; thence,

2. With the easterly right-of-way line of Brick Church Pike, N 13° 28' 52" W, 272.80 feet to a point at the southwesterly corner of Brick Church Investments, Inc., as of record in Book 5884, page 236, R.O.D.C., Tennessee; thence,

3. With the south line of Brick Church Investments, N 75° 18' 33", E 135.42 feet to a point; thence,

4. N 11° 18' 50" W, 112.68 feet to an existing concrete monument at the common corner of Resubdivision of Lots 1 and 2, Second Plan of Brooklyn; thence,

5. With the line between Lots 1 and 2, N 76° 57' 12" E, 316.89 feet to an iron pin set; thence,

6. N 5° 56' 40" E, 29.46 feet; thence,

7. S 84° 03' 20" E, 44.00 feet to a point on the westerly right-of-way of Interstate 65; thence,

8. With the westerly right-of-way line of Interstate 65, S 5° 56' 40" W, 236.63 feet to a point; thence,

9. S 5° 49' 21" W, 176.40 feet to a point; thence,

10. S 36° 12' 13" W, 141.57 feet to a point; thence,

11. S 35° 51' 13" W, 64.22 feet to the northeasterly corner of Lot No. 1 (McDonald's Corp. lot); thence,

12. N 59° 02' 11" W, 102.94 feet to a point; thence,

13. N 83° 11' 52" W, 138.00 feet to the point of beginning and containing 173,051 square feet or 3.973 acres.

Being part of the same property conveyed to Grantor by deed of record in Book 4746, page 237, Register's Office for Davidson County, Tennessee. The foregoing description is from the plat of record in Book 7900, page 109.

EXHIBIT B

1. Taxes for 1992 and thereafter.

2. Obligation, if any, to dedicate a triangular strip of land having a depth of 12 feet at the southwest corner of the subject property along the easterly boundary of Brick Church Pike, to be utilized in the widening of Brick Church Pike.

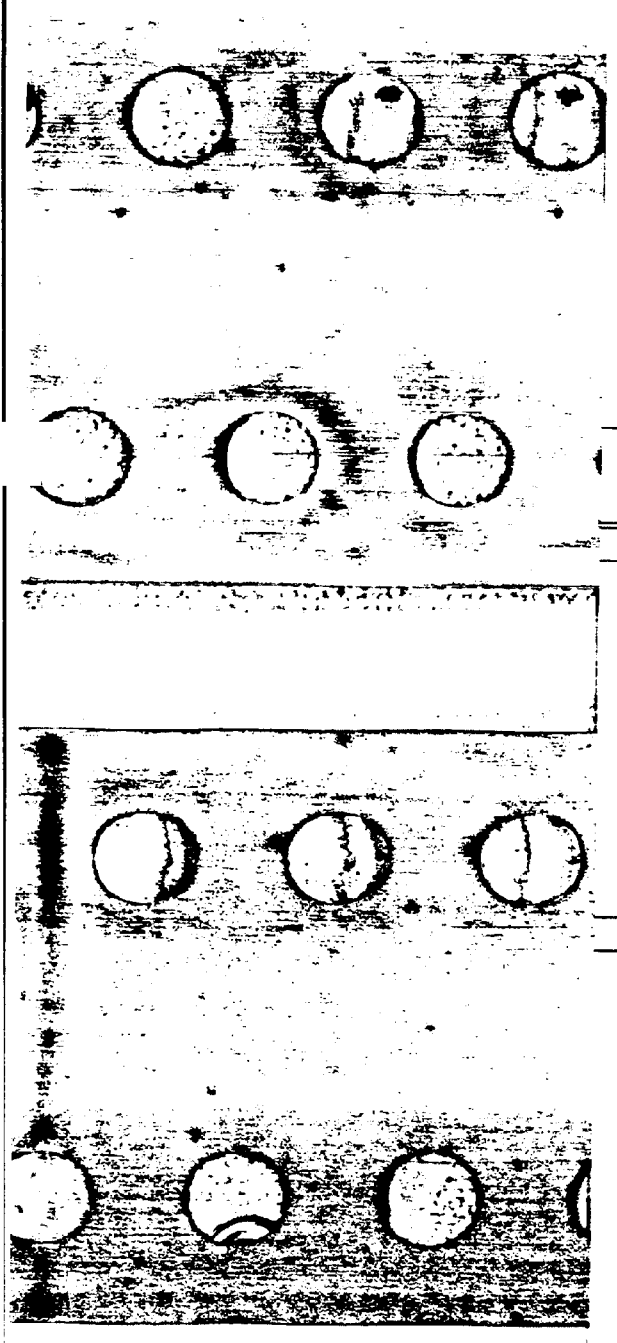
3. Declaration of License Agreement of record in Book 7313, page 457, in said Register's Office.

4. All matters shown on the Plan of record in Book 7900, page 109, said Register's Office.

5. Anticipated condemnation action by Metropolitan Government of Nashville and Davidson County, Tennessee.

6. Matters shown by survey of Ragan-Smith dated September 25, 1973 and updated April 15, 1992.

3029 04/22 0101 03CHECK 5933.00



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

RECEIVED OF _____

FOR _____

BOOK 8607 PAGE 777

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
			CAMT	
			1600000.00	
			CON TX	5920.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	5933.00
04/22/92	01	14:59 0001	CHECK	5933.00
		3029		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03874

IDENTIF. REFERENCE

APR 22 2 58 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523848