JBWP51Docs-SWD
4/14/92-D-1
JB:jb

BOOK 8616 PAGE 153

Address New Owner:	Map-Parcel Nos.:	Send tax Bills To:
Krishna Associates 1300 Plaza Drive Smyrna, TN 37167	086-00-0 199.00	New Owner
This instrument prepared by: Joseph Bernadino, Esq., Assistant General Counsel, Southside Management Corp., 700 Route 46 East Fairfield, New Jersey 07004		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SOUTHSIDE MANAGEMENT CORP., a Florida corporation (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to KRISHNA ASSOCIATES, a Tennessee general partnership composed of Prabhu M. Patel, Jagu V. Patel, and Dilip Hardev (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which are hereby assumed and shall be paid by Grantee.

2. Zoning ordinances.

3. Matters of public record.

4. Matters a survey or physical inspection may show.

This is improved property, known as I-40 and Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances,

STATE OF NEW JERSEY
COUNTY OF ESSEX

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

SOUTHSIDE MANAGEMENT CORP.

By: _____
Title: _____

Subscribed and sworn to before me this 12 day of May, 1992.

JEAN F. ORETZ
NOTARY PUBLIC New Jersey
My Commission Expires 6/6/94

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

_____
AFFIANT

SWORN to and subscribed before me this _____ day of May, 1992.

My Comm. Expires: _____

estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of this first day of April, 1992.

SOUTHSIDE MANAGEMENT CORP.

By: _____

STATE OF NEW JERSEY)
ss.:
COUNTY OF ESSEX)

Personally appeared before me, _____, _____, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Southside Management Corp., a Florida corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 22 day of April, 1992.

_____
Notary Public

My Commission Expires: _____

JEAN E. OBETZ
NOTARY PUBLIC of New Jersey
My Commission Expires 6/6/94

JBWP51Docs-SWD
4/14/92-D-1
JB:jb

BOOK 8616 PAGE 155

EXHIBIT A

Being Lot No. 1 on the Revised Priest Lake Commercial Park, plan of record in Book 4715, page 3, and revised in Book 4715, page 102, both of record in Register's Office for Davidson County, Tennessee and further described by Property Line Survey of Barge, Waggoner, Sumner and Cannon, Wendell H. Talley, Tenn. Lic. No. 785, dated September 19, 1991 and revised April 10, 1992 and April 21, 1992 as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being northwesterly 214 feet, more or less, from the northerly margin of Interstate 40; thence, with said margin easterly north 13°20' west, 150.00 feet to a point, thence leaving said margin south 77° 30' east 635.47 feet to a point; thence, south 00°42' east 267.61 feet to a point in the northerly margin of Interstate 40; thence, with said margin north 81°44' west 356.00 feet to a point, thence, leaving said margin north 23°48' west 154.90 feet to a point; thence north 69°11' west, 186.45 feet to the Point of Beginning. Containing 141,596 square feet or 3.25 acres, more or less.

Being the same property conveyed to Southside Management Corp., a Florida Corporation, by Special Warranty Deed from nashville Motel Associates, of record in Book 5938, page 752, Register's Office for Davidson County, Tennessee.

0 6 3 1 6

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8616 PAGE 156

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
1000000.00
CON TX 3700.00
PRFEE 1.00
WDEED 9.00
TOTAL 3710.00
CHECK 3710.00

05/01/92 01 15:47 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06816

IDENTIF. REFERENCE

MAY 1 3 08 PM '92

[illegible]

No. 527095