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Box 41

SPECIAL WARRANTY DEED

FROM: Third National Bank in Nashville, Grantor

TO: Amba, Inc., a Tennessee corporation, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of	Map-Parcel Numbers
Amba, Inc., a Tennessee corporation c/o ATUL GORDHAN 3414 Percy Priest Dr. Nashville, TN	Real Property Taxes Same	Map 26-13 Parcels 32, 31 and 73 Field Book Numbers Go-9108 Go-9237 Go-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Sixty-four Dollars ($564,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of May, 1992.

Notary Public

My Commission Expires: 1/27/96

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Amba, Inc., a Tennessee corporation, Grantee, its successors, and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> The property conveyed to Grantor by deed from Robert N. Buchanan III, Substitute Trustee of record in Book 8405, page 442, Register's Office for said county and described as:

A certain tract of land located in the Second Civil District of Davidson County, Tennessee, being portions of Lots 2 and 3 and all of Lot 4 on the Plan of Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, according to an unrecorded survey by Jackie L. Dillehay, Surveyor, License No. 1417, dated July 15, 1987, as follows:

Beginning at an iron pin set, said pin being the north right-of-way of Wren Road, the southeast corner of Lot No. 5 of Echo Meadows and the southwest corner of the herein described tract; thence, along the line of Lot 5 north 22° 39' 52" west, 286.50 feet to an iron pin set, said pin being a corner to Lot No. 5 and in the line of 84 Lumber Co. as of record in Book 4399, page 535, Register's Office for said County; thence, along the line of 84 Lumber Co., north 63° 09' 00" east, 222.46 feet to an iron pin set in the west right-of-way of Meadowlark Lane, said pin being the beginning of a curve to the right having a central angle of 30° 06' 49", a radius of 321.23 feet, an arc length of 168.83 feet and a chord of south 07° 47' 49" east, 166.90 feet; thence along the arc length of the above mentioned curve along the west right-of-way of Meadowlark Lane 168.83 feet to an iron pin set; thence along said right-of-way south 07° 15' 35" west, 81.90 feet to an iron pin set, said pin being the beginning of a curve to the left having a central angle of 04° 02' 26", a radius of 622.92 feet, an arc length of 43.93 feet, and a chord of south 05° 14' 22" west, 43.92 feet; thence along the arc length of the above mentioned curve, along said right-of-way, 43.93 feet to an iron pin set, said pin being the beginning of a curve to the right having a central angle of 61° 25' 57", a radius of 50.00 feet, an arc length of 53.61 feet, and a chord of south 33° 56' 08" west, 51.08 feet; thence, along the arc length of the above mentioned curve, along said right-of-way 53.61 feet to an iron pin set, said pin being in the north right-of-way of Wren Road; thence, along said right-of-way of Wren Road South 64° 39' 06" west 75.07 feet to the point of beginning and containing 51,059 square feet of 1.17 acres.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property, known as 809 Wren Road, Goodlettsville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness the hand of Grantor's duly authorized officer this 7th day of May, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: _____

By _____

Title _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared Robert S. Ile and Steven D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Vice Pres and Asst V.P. respectively (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by themself as Vice Pres and as Asst. V.P.

Witness my hand and seal, at Office in Nashville, this 7th day of May, 1992.

_____
Notary Public

My Commission Expires: 1/27/96

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8786R/04-22-92

EXHIBIT A

1. 1992 real estate taxes for State of Tennessee and for the City of Goodlettsville.

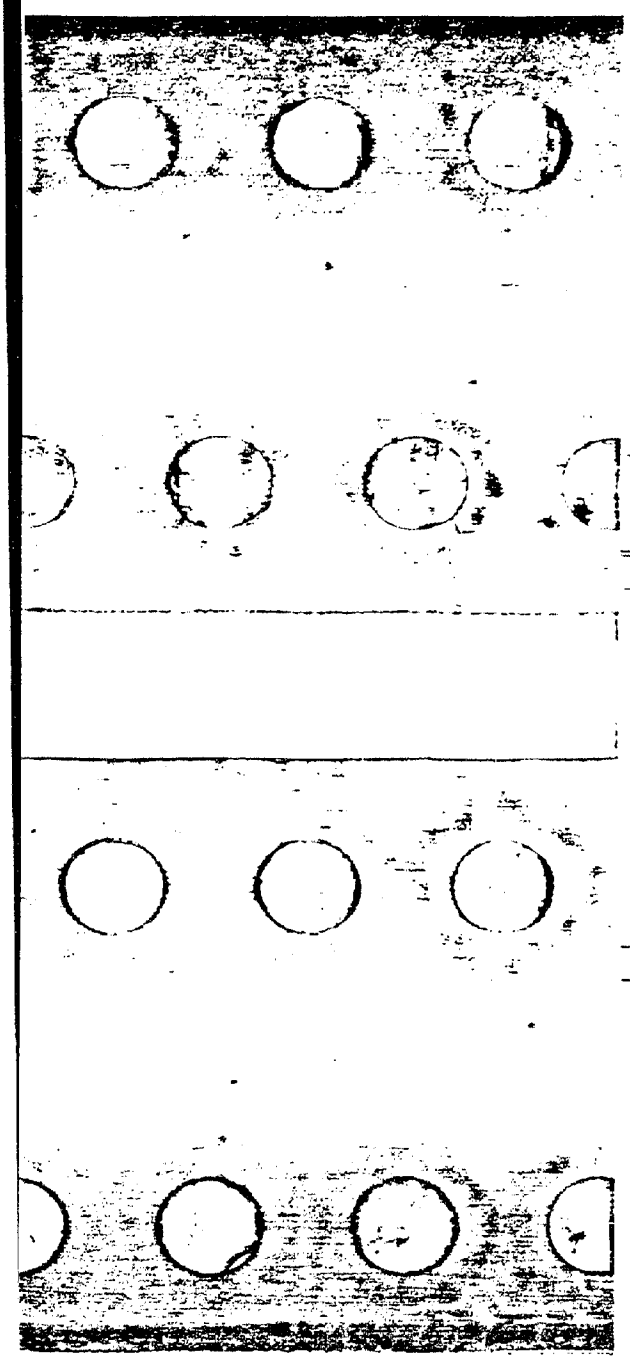
0 7 7 7 4

REFERENCE

MAY 5 3 36 PM '92

DAVIDSON COUNTY, TN

3910 05/05 0101 03CHECK 2099.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				564000.00
			CON TX	2086.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2099.80
			CHECK	2099.80
05/05/92		01	15:36 0001	3910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.7.7.4

IDENTIFICATION REFERENCE

MAY 5 3 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528177