26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gujarat Cultural Association, a Tennessee Not for Profit Corporation 4418 Lebanon Road Hermitage, TN 37076	New Owner	Map 64-15 Parcel 4

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED BOOK 9497 PG 679

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Lowe's Investment Corporation now known as Lowe's Home Centers, Inc., a North Carolina Corporation, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Gujarat Cultural Association, a Tennessee Not for Profit Corporation, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (hereinafter the "Property"), being more particularly described as follows in **Exhibit A** to this Special Warranty Deed which description is incorporated herein by this reference.

Being part of the same property conveyed to Lowe's Investment Corporation by Warranty Deed from Homecrafters Centers, Inc. of record in Book 6187, page 976, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1995 and subsequent years and the following matters of record:

1. All easements and conditions of the Plan of record in Book 5210, page 71, Register's Office for Davidson County, Tennessee and the Deed of Record in Book 5230, page 637, said Register's Office.
2. Overhead Line Easement as of record in Book 5832, page 645, Register's Office for Davidson County, Tennessee.
3. Overhead Power Line encroaches upon insured premises as shown by the plat by Ahler-Martin dated November 10, 1983.
4. Any other covenants, conditions, restrictions and easements of record or that would be disclosed by a current ALTA survey.
5. Taxes for the year 1995 and subsequent years.

As part of the consideration for this conveyance, the Property shall be subject to the following restrictions, which shall expire five (5) years from the date of recordation of this deed:

1. The Grantee, its successors and assigns shall not use or permit the occupancy or use of any space upon the Property for the following purposes:
A) Paint Store
B) Appliance Store
C) Home Electronics Store
D) Lawn and Garden Store
E) Hardware Store
F) Lumber Yard
G) Decorating Center
H) Building Supply Center
I) Home Center

These restrictions or exclusive rights shall also apply to prohibit a larger business having space in its store devoted to selling the

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FELIX ... REGISTER
DAVIDSON COUNTY, TN.

01407
IDENTIF. & REFERENCE

categories of merchandise commonly sold by the above referenced types of businesses.

This is improved property commonly known as 4418 Lebanon Road, Hermitage, Tennessee 37076.

BOOK 9497 PG 680

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $465,000.00.
[
[Affiant
[
[Subscribed and sworn to before me this
[13th day of October, 1994.
[
[Notary Public
[
[My Commission Expires Jan 24, 1998

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

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

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of October, 1994.

LOWE'S INVESTMENT CORPORATION
now known as LOWE'S HOME CENTERS, INC.

BY: _____ ADM R/6
J. Gregory Dodge, Sr. Vice President
STATE OF NORTH CAROLINA}
COUNTY OF WILKES }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared J. Gregory Dodge with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged himself to be the Sr. Vice President respectively of Lowe's Home Centers, Inc., the within named bargainor, a corporation and that J. Gregory Dodge as such Sr. Vice President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Gregory Dodge as Sr. Vice President and attesting the same by the said J. Gregory Dodge as Sr. Vice President.

WITNESS my hand and official seal at Wilkes County, N.C., this 10th day of October, 1994.

_____
Notary Public

My Commission Expires: 8-11-96

SHERI ELLEDGE
NOTARY PUBLIC
WILKES COUNTY, NC
My Commission Expires 8-11-96

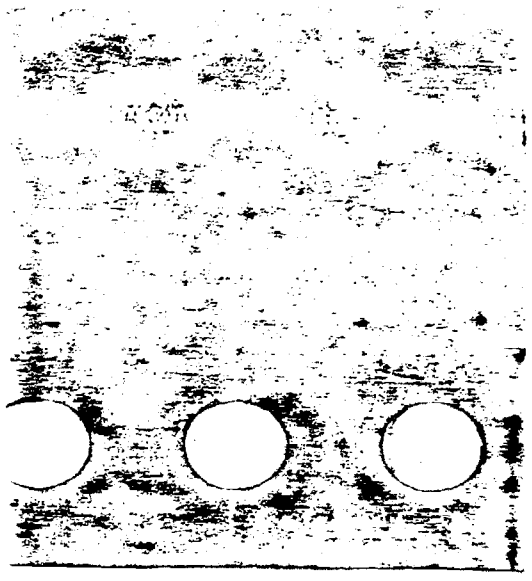
EXHIBIT A

All that tract or parcel of land lying and being in the 4th Civil District of Davidson County, Tennessee, lying on the north side of Lebanon Pike, and being described according to a survey dated October 24, 1977, by Ragan-Smith & Associates, Inc. as follows:

BEGINNING at an iron pin on the northerly side of Lebanon Pike, which pin is 1,371.48 feet west along the northerly margin of Lebanon Pike from the centerline of Andrew Jackson Parkway; thence with the northerly margin of Lebanon Pike in a westerly direction along a curve to the left with a radius of 1,597.7 feet a distance of 79.82 feet to an iron pin; thence leaving Lebanon Pike with a left hand curve to the north with a radius of 25 feet a distance of 34.98 feet to an iron pin; thence north 0 degrees 06 minutes 08 seconds east 356.61 feet to an iron pin; thence south 88 degrees 17 minutes 08 seconds west 95 feet to a concrete monument; thence north 0 degrees 06 minutes 08 seconds east 390 feet to a concrete monument; thence north 88 degrees 17 minutes 08 seconds east 275 feet to a concrete monument; thence south 0 degrees 06 minutes 08 seconds west 201.54 feet with the Belz Investment Company's west line to a concrete monument; thence continuing with the Belz westerly line south 0 degrees 15 minutes 09 seconds west 368.01 feet to an iron pin; thence south 88 degrees 17 minutes 08 seconds west 149.03 feet to an iron pin; thence south 0 degrees 06 minutes 08 seconds west 166.12 feet to an iron pin; thence with a left hand curve to the east with a radius of 25 feet a distance of 42.31 feet to the POINT OF BEGINNING and containing 3.34 acres or 145,471 square feet.

Being that portion of the same property identified as Parcel 2 and conveyed to Lowe's Investment Corporation, a North Carolina corporation by Warranty Deed from Homecrafters Centers, Inc., a Delaware corporation of record in Book 6187, page 976, Register's Office for Davidson County, Tennessee.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9497 PG 682

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 465000.00
CON TX 1720.50
PRFEE 1.00
MDEED 12.00
TOTAL 1733.50
CHECK 1733.50

10/20/94 01 09:22 0001 9798

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IDENTIF. & REFERENCE

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845970