BOOK 9563 PG 647

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Atul Gordhan and Narandas Patel	Same	97-13-38
3414 Percy Priest Drive		
Nashville, TN 37214		

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, **NASHVILLE LAND FUND, LTD.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ATUL GORDHAN AND NARANDAS PATEL,** as tenants in common (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and their heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantees, their heirs and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

22765
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 2:41
REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 4th day of January, 1995.

NASHVILLE LAND FUND, LTD.

By: 222 Partners, Inc.,
Managing General Partner

By: Robert E Lehning Jr

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, INC., a Tennessee corporation, the managing general partner of Grantor and is authorized by 222 Partners, Inc., as managing general partner of Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 4th day of January, 1995.

Lisa E. Penna
Notary Public

My Commission Expires: 5-25-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $184,108.50

Affiant

Subscribed and sworn to before me this 4th day of January, 1995.

Lisa E. Penna
Notary Public

My Commission Expires: 5-25-96

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 1 as shown on the Final Plat Section 8 - Lot No.1, Larchwood Commercial Subdivision, of record in Book 8250, page 363, Register's Office for Davidson County, Tennessee.

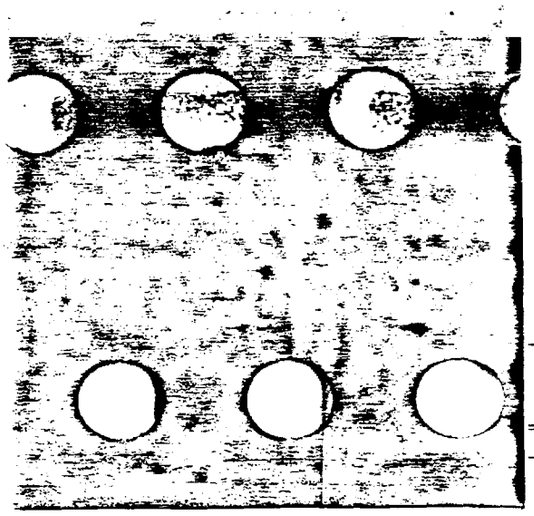
Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deed from Larchwood Associates, a partnership, of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee.

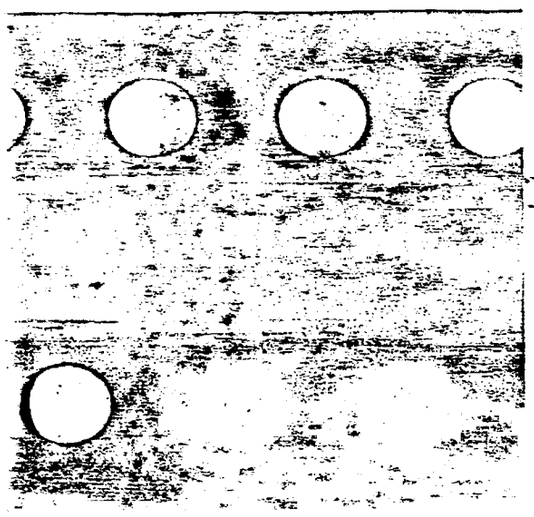
EXHIBIT B

1. Real Estate Taxes not yet due and payable.

2. Matters shown on the Plans of record in Book 6900, page 875, and in Book 8250, page 363, Register's Office for Davidson County, Tennessee.

91127 01/04 0101 03CHECK 698.17





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9563 PG 651

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
184108.50
CON TX 681.17
PRFEE 1.00
WDEED 16.00
TOTAL 698.17
CHECK 698.17

01/04/95 01 14:40 0001 9127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22765
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 2:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 869000