This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9585 PG 932

ADDRESS NEW OWNER:
Tarun N. Surti, Trustee
610 McGavock Pike
Nashville, TN 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 95-11
PARCEL 179
3DZ 07933

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mir Ali and wife, Anjum Ali, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tarun N. Surti, Trustee for Vivek Surti and Zarna Surti, with full power to sell, transfer, convey, lease, mortgage, or encumber without joinder of any beneficiary , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TWO TRACTS of land in the Third Civil District of Davidson County, Tennesee, described as follows:

TRACT NO. I:

BEING a triangular shaped tract of land, bounded on the easterly side of McGavock Pike, on the northerly side by the A. G. Merritt lands and on the westerly side by Lots 23, 24, and 25 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for said County, and containing .9 acres, more or less.

TRACT NO. II:

BEING Lot Nos. 23 and 24, on the Plan of Merry Oaks Subdivision, Section II, as of record in Book 2133, Page 8, Register's Office for said County.

BEGINNING on the easterly margin of Merry Oaks Drive at the corner of Lot Nos. 24 and 25; thence with the line between said two lots, easterly 161.3 feet; thence south 5 degrees 10' west 177 feet; thence south 23 degrees 47' west 20.7 feet; thence south 10 degrees 17' west 38.5 feet; thence south 17 degrees 47' west 86 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southwesterly 36.1 feet to the beginning of another curve; thence around said curve having a radius of 45 feet, northwesterly 39.2 feet to the easterly margin of Merry Oaks Drive; thence with the same, northerly 246.1 feet to the beginning.

INCLUDED BUT EXCLUDED FROM THE SAID CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

From the beginning, said point being on the existing eastern right-of-way of Merry Oaks Drive, further described as being 24.86 feet right of Merry Oaks Drive centerline station 3+55/24 as shown on the plans for McGavock Pike (Project No. 90-R-4) developed for the Metropolitan Nashville Department of Public Works by Hart-Freeland-Roberts, Inc.

Thence N 05-11' 59" W for 96.53 feet to the beginning of a curve, said curve having central angle 045-29' 07" radius 25.00 feet, chord bearing S 29-11' 49" E and chord distance 19.33 feet. Along said curve for an arc distance of 19.85 feet to the end of the curve being the beginning of a curve. Said curve having central angle 104-51' 50", radius 50.00 feet, chord bearing S 00-29'32"W, and chord distance 79.26 feet. Along the said curve for an arc distance of 91.51 feet to a point, being the Point of Beginning, containing 1,433.77 square feet more or less.

The above describes a right-of-way for roadway purposes on the property belonging to Luther O. Tunstall, et ux. The property is shown on Map 95-11, Parcel 179 and recorded in Deed Book 4398, Page 269, Register's Office for Davidson County, Tennessee.

Temporary Easement

By this instrument the grantors hereby convey an easement on Map 95-11, Parcel 179 for the contruction of slopes outside the proposed right-of-way. This easement shall be 10 feet to the east and parallel to the proposed right-of-way containing 1,300 square feet more or less. The land on which the slopes are to be constructed remains the property of the grantors. The easement shall terminate upon the completion of the construction project.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Luther O. Tunstall, unmarried, of record in Book 8836, Page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mir Ali and wife, Anjum Ali , by deed from Freddie Louise Armstrong, Judith Cantrell, Max Michael Eckert, Patricia Gail Hall, Leonard Dale Harris, Barbara Harris Story, Deanna May Tunstall and Janice Simmons of record in Book 9469, Page 80, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all matters shown on the Plan of record in Book 2133, Page 8, said

Register's Office.

This conveyance is subject to temporary easement for construction of slopes granted the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8836, Page 8, said Register's Office.

This is improved property known as 610 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tarun N. Surti, Trustee for Vivek Surti and Zarna Surti, with full power to sell, transfer, convey, lease, mortgage, or encumber without joinder of beneficiary , their heirs and assigns, forever; and we, Mir Ali and wife, Anjum Ali do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of January, 1995.

Mir Ali

Anjum Ali

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mir Ali and wife, Anjum Ali the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this the 26th day of January, 1995.

NOTARY PUBLIC

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/2-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 131,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of January, 1995.

NOTARY PUBLIC
My Commission Expires: 4/2-98

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

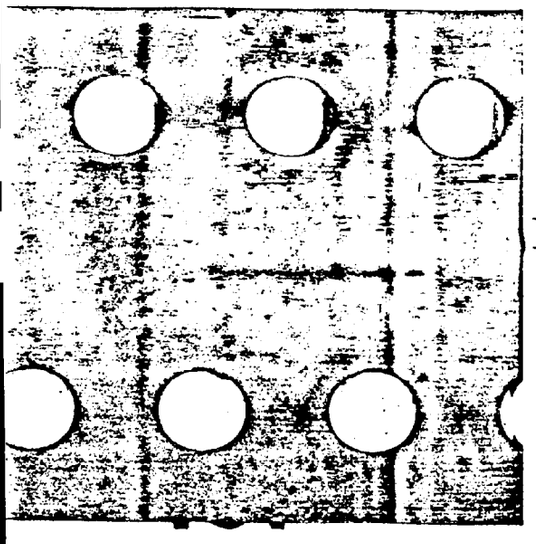
30555
IDENTIFICATION REFERENCE

95 FEB -2 AM 9:16

REGISTER
DAVIDSON COUNTY, TN.

7817 02/02 0101 03CHECK 495.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9585 PG 934

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
131500.00
CDN TX 486.55
PRFEE 1.00
WDEED 8.00
TOTAL 495.55
CHECK 495.55
02/02/95 01 09:17 0001 7817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30555
IDENTIF. & REFERENCE

95 FEB -2 AM 9:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 877572