BOOK 9716 PG 261

Box 35
00274875 HBH

THIS INSTRUMENT PREPARED BY:

Steven L. West
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
2401 Brick Church Pike, L.L.C. 3305 West End Avenue Nashville, TN 37203	SAME	71-2 147

GENERAL 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, Ramesh Surati and wife, Ranjana Surati ("Grantors") have bargained and sold, and by these presents do transfer and convey unto 2401 Brick Church Pike, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,340,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 21st day of June, 1995.

My Commission Expires 3/16/98

Notary Public

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is improved Property known as 2401 Brick Church Pike, Nashville, Davidson County, Tennessee 37207.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 26th day of June, 1995.

GRANTOR

Ramesh Surati

Ranjana Surati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julia Ann Sherrill, a Notary Public for the State and County aforesaid, Ramesh Surati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 1995.

Julia Ann Sherrill
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tisha Ann Sheran, a Notary Public for the State and County aforesaid, Ranjana Surati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 1995.

Tisha Ann Sheran
Notary Public

My commission expires:
3/10/97

SILB 06/29 0101 03CHECK 16079.00

0074680
IDENTIF. & REFERENCE

95 JUN 29 PM 1:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lot 1 on the Plan of Resubdivision of Lots 1 and 2, Second Plan of Brooklyn, of record in Book 7900, page 109, Register's Office for Davidson County, Tennessee and also being Parcel 147 on Tax Map 71-2, and being more fully described as follows according to ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc. dated June 8, 1995, last revised June 26, 1995, Job No. 72-094, W.O. #4934:

Beginning at an existing iron pin on the easterly right-of-way line of Brick Church Pike (as widened) at the northwesterly corner of Lot No. 1, Second Plan of Brooklyn, of record in Book 4595, page 128, Register's Office of Davidson County, Tennessee (McDonald's Corporation lot), said point being S83°11'52"E, 12.0 feet from the original corner and existing right-of-way of Brick Church Pike; thence,

1. N83°11'52"W, 12.0 feet to an existing iron pin on the present easterly right-of-way of Brick Church Pike; thence,

2. With the easterly right-of-way line of Brick Church Pike, N13°28'52"W, 272.80 feet to an iron pin at the southwesterly corner of Bhulabhai C. Patel of record in Book 8236, page 616, R.O.D.C., Tennessee; thence,

3. With the south line of Patel, N75°18'33"E, 135.42 feet to an existing iron pin; thence,

4. N11°18'50"W, 112.68 feet to an existing concrete monument at the common corner of Resubdivision of Lots 1 and 2, Second Plan of Brooklyn, as of record in Book 7900, page 109, R.O.D.C., Tennessee; thence,

5. With the line between Lots 1 and 2, N76°57'12"E, 316.89 feet to an iron pin set; thence,

6. N5°56'40"E, 29.46 feet to an iron pin set; thence,

7. S84°03'20"E, 44.00 feet to an existing iron pin on the westerly right-of-way of Interstate 65, common corner of Lots 1 and 2 Second Plan of Brookland; thence,

8. With the westerly right-of-way line of Interstate 65, S5°56'40"W, 236.63 feet to an existing iron pin; thence,

9. S5°49'21"W, 176.40 feet to an existing concrete highway monument; thence,

10. S36°12'13"W, 141.57 feet to an existing concrete highway monument; thence,

11. S35°51'13"W, 64.22 feet to an existing iron pin, the northeasterly corner of Lot No. 1 (McDonald's Corporation lot); thence,

12. N59°02'11"W, 102.94 feet to an existing iron pin; thence,

13. N83°11'52"W, 138.00 feet to the point of beginning and containing 173,051 square feet, or 3.973 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

BEING the same property conveyed to Ramesh J. Surati by Deed from BPC Enterprises, Inc. of record in Book 8607, page 773, Register's Office of Davidson County, Tennessee.

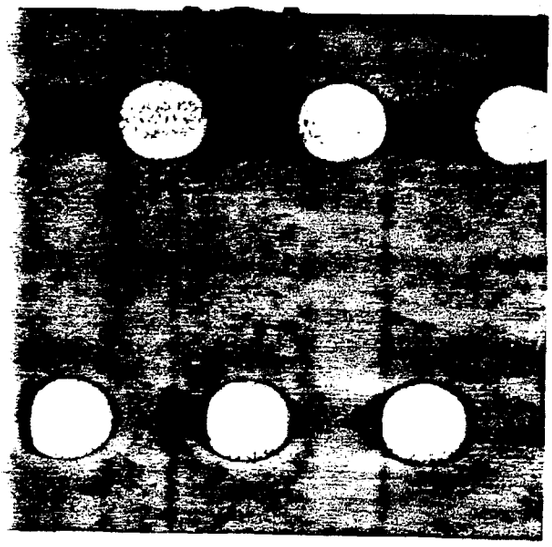
EXHIBIT "B"

EXCEPTIONS

1. Taxes for 1995, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Book 7900, page 109, Register's Office for Davidson County, Tennessee.

3. Survey of Ragan, Smith Associates, Inc., dated June 8, 1995, revised June 20, 1995, and Surveyor's Report of even date, Job No. 72-094, shows board fence and retaining wall encroaching into alley at northwest corner of property; parking area and sign within right-of-way along westerly lot line; concrete walk connecting parking area with adjoining property at northerly lot line; planter and sign encroaching easement with existing box culvert at westerly lot line; building within Flood Zone A and Notes 4 and 8 listed on said survey.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

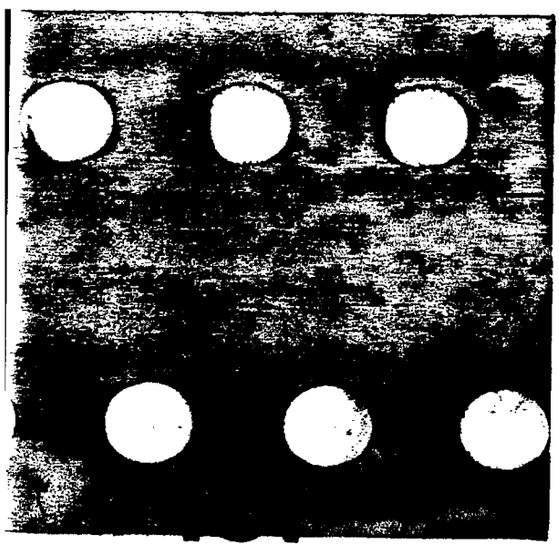
RECEIVED OF _____

FOR _____

BOOK 9716 PG 266

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
4340000.00
CON TX 16058.00
PRFEE 1.00
WDEED 20.00
TOTAL 16079.00
CHECK 16079.00

06/29/95 01 13:19 0001 6318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074680
IDENTIF. ↑ REFERENCE

95 JUN 29 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925492