**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August 1995

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| SADHANA ASHRAM, INC.<br>181 Hicks Road<br>Nashville, Tennessee 37221 | SAME | MAP 142<br>PARCEL 144 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100------ ($ 190,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , JAMES R. RIVET, JR. AND WIFE, LINDA VAZIN-RIVET hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SADHANA ASHRAM, INC. hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to James R. Rivet, Jr. and wife, Linda Vazin-Rivet, by deed from Earlene T. Kellogg and husband, Dale D. Bredwell, of record in Book 9418, page 146, and Book 9425, page 210, Register's Office for Davidson County, Tennessee.

95 AUG 22 AM 8:33

REGISTER

IDENTIF. & REFERENCE

00091695

This is improved property known as 181 Hicks Road, Nashville, Tennessee 37221

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of August, 19 95.

James R. Rivet, Jr.
JAMES R. RIVET, JR.
by Mary Beth Thomas attorney in fact

Linda Vazin-Rivet by
LINDA VAZIN-RIVET
Mary Beth Thomas Atty in fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

4877 08/22 0101 03CHECK 716.00

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BETH THOMAS, to me known to be the person who executed the foregoing instrument in behalf of JAMES R. RIVET, JR. and LINDA VAZIN-RIVET and acknowledged that she executed the same as the free act and deed of the said JAMES R. RIVET, JR. and LINDA VAZIN-RIVET.

WITNESS my hand and seal this 19th day of August, 1995.

Notary Public

My Commission expires: 11/22/97

EXHIBIT "A"

LEGAL DESCRIPTION

181 Hicks Road
Nashville, Tennessee

BOOK 9768PG943

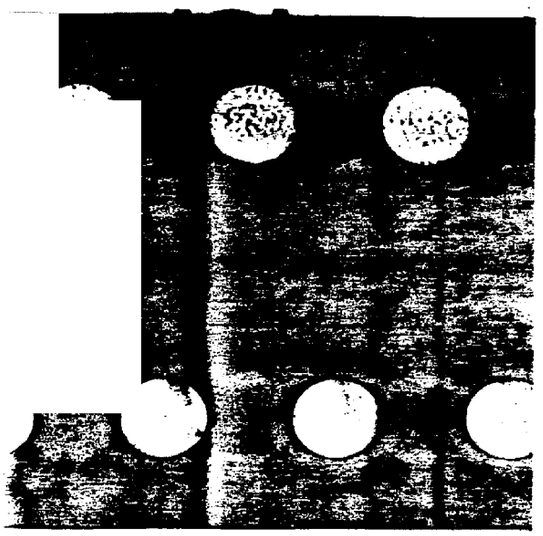
TRACT I:
Being in the 9th Civil District of Davidson County, Tennessee, described according to a mortgage loan inspection made by Campbell, McRae & Assoc. License No. 1873, dated July 12, 1994, as follows:

Beginning at an iron pin, said iron pin being the northeast corner of the property conveyed to Turney Stevens by deed of record in Book 4512, page 294, RODC, TN and the southeast most corner of the herein described property; thence with said Stevens property line, S 69 deg. 50 mins. W 153.5 feet to an iron pin; thence S 83 deg. 30 mins. W 120.0 feet to a point; thence S 65 deg. 30 mins. W 177.0 feet to a point; thence S 39 deg. 10 mins. W 153.0 feet to a point; thence S 28 deg. 15 mins. W 163.0 feet to a point; thence S 11 deg. 30 mins. 101.0 feet to a point; thence leaving Stevens property line, N 56 mins. 41 secs. W 55.3 feet to a point; thence N 11 deg. 30 mins. E 88 feet to a point; thence N 28 deg. 15 mins. E 175.5 feet to a point; thence N 39 deg. 10 mins. E 169.9 feet to a point; thence N 65 deg. 30 mins. E 197.1 feet to a point; thence N 83 deg. 30 mins. E 122 feet to a point; thence N 69 deg. 50 mins. E 125.6 feet to a point in the southerly margin of Hicks Road; thence with Hicks Road, southeasterly 55.3 feet to the point of beginning.

TRACT II:
Being Tract No. 3 on the Plan of H. H. Dillard Property, in the 9th Civil District of Davidson County, Tennessee, and described from a map made by Gary R. Cummings, Surveyor, March 17, 1968, as follows: BEGINNING at an iron pin at an elm at the common corner of Tracts Nos. 2 and 3, also being the southeast corner of the property conveyed to Martin W. Kellogg by deed from H. H. Dillard and wife, of record in Book 4223, page 477; thence S 1 deg. 20 mins. W 162 feet to an iron pin at hackberry; thence along Hayes line, S 87 deg. 1 min. W 96.8 feet to an iron pin in the center of an old farm road; continuing N 64 deg. 15 mins. W 328.2 feet to an iron pin; thence along the easterly boundary of Valley West Subdivision, N 25 deg. 21 mins. E 240.11 feet to an iron pin in the southwesterly corner of the Kellogg tract above set out; thence with the line between Tract 2 and 3, S 56 deg. 41 mins. E 351.3 feet to the beginning, containing 1.86 acres, more or less.

TRACT III Being in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Cummings Surveying Co., dated March 17, 1968, as follows: BEGINNING at an iron pin in the southerly margin of Hicks Road, at the corner of Valley West Subdivision; thence with the margin of said Road, southeasterly 489.6 feet to a point in the southwesterly margin of said Road opposite the approximate margin of an old farm road, being 55.7 feet from a corner of the property covveyed to Turney Stevens by deed of record in Book 4512, page 294, Register's Office; thence parallel with said Stevens line and along said old farm road, South 69 deg. 50 mins. West 125.6 feet to a point; thence South 83 deg. 30 mins. West 122 feet to a point; thence South 65 deg. 30 mins. West 197.1 feet to a point; thence leaving said Road and continuing parallel with Stevens line, South 39 deg. 10 mins. West 169.9 feet to a point; South 28 deg. 15 mins. West 175.5 feet to a point; thence South 11 deg. 30 mins. West 88 feet to a point; thence North 56 deg. 41 mins. West 296.0 feet to an iron pin in a fence; thence along said fence, north 25 deg. 21 mins. East 30 feet to an iron pin in a fence; thence continuing with said fence, North 39 deg. 23 mins. East 664.9 feet to the point of beginning, containing 5 acres, more or less, as described by a mortgage loan inspection by Campbell, McRae & Associates, License No. 1873, dated July 12, 1994.

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



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

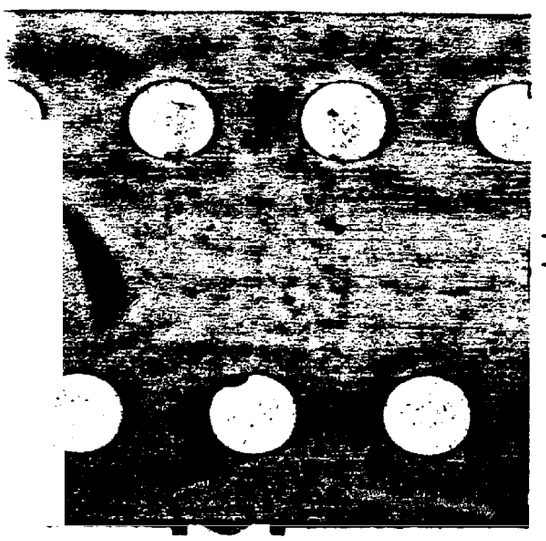
RECEIVED OF _____

FOR _____

BOOK 9768 PG 944

| | | |
|---|---|---|
| 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 190000.00
CON TX 703.00
PRFEE 1.00
MTGFEE 12.00
TOTAL 716.00
CHECK 716.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0091695
IDENTIF. ↑ REFERENCE

95 AUG 22 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/22/95 01 08:35 0001 4877

No. 943837