FROM: Davang V. Patel and Harsad V. Patel

This instrument prepared by
Stewart, Estes & Donnell (ATF)
SunTrust Center, 14th Floor
424 Church Street
Nashville, Tennessee 37219

TO: Jenkins Properties, L.P.
c/o Jack Jenkins
4215 Harding Road, Unit 1004
Nashville, TN 37205

BOOK 10010 PG 354

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Jenkins Properties, L.P. c/o Jack Jenkins 4215 Harding Road, Unit 1004 Nashville, TN 37205	Same	Map 71-7 Part of Parcel 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $174,170.25

Affiant

Subscribed and sworn to before me, this the 9th day of April, 1996.

Notary Public

My Commission Expires: 7-27-96

WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Davang V. Patel and Harsad V. Patel, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto Jenkins Properties, L.P., a Tennessee limited partnership, hereinafter called "GRANTEE," its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A.

Said property is transferred subject to 1996 property taxes which will be paid by Grantee, and matters, if any, shown on Exhibit A. Said property is also transferred subject

to the following RESTRICTIVE COVENANT, to run with the land: Said property for a period of only fifteen (15) years from the date of execution hereof shall not be used for any type of hotel, motel, or transient resident facility.

This is unimproved property depicted.

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, its successors, and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE and its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 9th day of April, 1996.

Davang V Patel

Davang V Patel, by Harsad V. Patel,
Attorney-in-Fact Harsad V Patel

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 Harsad V. Patel, the attorney-in-fact of the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he on behalf of Davang V. Patel executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 9th day of April, 1996.

Cynthia S Clark

Notary Public

My Commission Expires: 7-27-96

Harsad V Patel

Harsad V. Patel

STATE OF Tennessee

COUNTY OF Davidson

BOOK 10010 PG 356

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Harsad V. Patel, the bargainor(s), 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 and seal, at office in Nashville, TN, this the 9th day of April, 1996.

Cynthia S Clark

Notary Public

My Commission Expires: 7-27-96

EXHIBIT A

SURVEYOR'S DESCRIPTION

BOOK 10010 PG 357

Patel to Jenkins
Part of Parcel 85

Being land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located at the southwest quadrant of the intersection of West Trinity Lane and Dickerson Pike and being more particularly described as follows:

COMMENCING at a iron pin set in the westerly right-of-way line of Dickerson Pike, said iron pin being S 11° 16' 25" W, 163.78 feet from the southerly right-of-way line of West Trinity Lane as measured along said westerly right-of-way line of Dickerson Pike;

THENCE, leaving said right-of-way of Dickerson Pike with the southerly line of property conveyed to Jenkins Properties, L.P., as of record in Book 8040, Page 306, R.O.D.C., N 83° 31' 03" W, 200.17 feet to an existing iron pin, the true point of beginning;

THENCE, N 83° 44' 03" W, 20.00 feet to an iron pin set;

THENCE, with a severance line being the westerly property line of Lot Two, Section Two, Trinity Commercial Subdivision, as of record in Book 9700, Page 129, R.O.D.C. the following calls:

S 15° 04' 58" W, 99.52 feet to an iron pin set;

S 09° 02' 29" W, 37.73 feet to an iron pin set;

S 06° 34' 15" E, 50.51 feet to an iron pin set;

S 04° 41' 07" W, 95.69 feet to an iron pin set, said iron pin being the northwest property corner of Lot Four, Section Two, Trinity Commercial Subdivision, as of Record in Book 9700, Page 129, R.O.D.C.;

THENCE, with the southerly line Davang P. Patel and Harsad V. Patel, as of record in Book 8558, Page 538, R.O.D.C., N 83° 55' 36" W, 288.91 feet to the southwest corner of said Patel;

THENCE, with the westerly line of said Patel, N 09° 47' 02" E, 282.44 feet to a 20" Hackberry Stump, said stump being the southwest corner of Tract I, Jenkins Properties, L.P., as of record in Book 8040, Page 283, R.O.D.C.;

BOOK 10010 PG 358

THENCE, with the southerly line of Tract I, Jenkins Properties, L.P., S 83° 44' 03" E, 274.80 feet to the true point of beginning.

Containing 77,409 square feet or 1.78 acres, more or less.

Being a portion of the same property conveyed to Davang P. Patel and Harsad V. Patel as of record in Book 8558, Page 538, R.O.D.C.

[redacted]

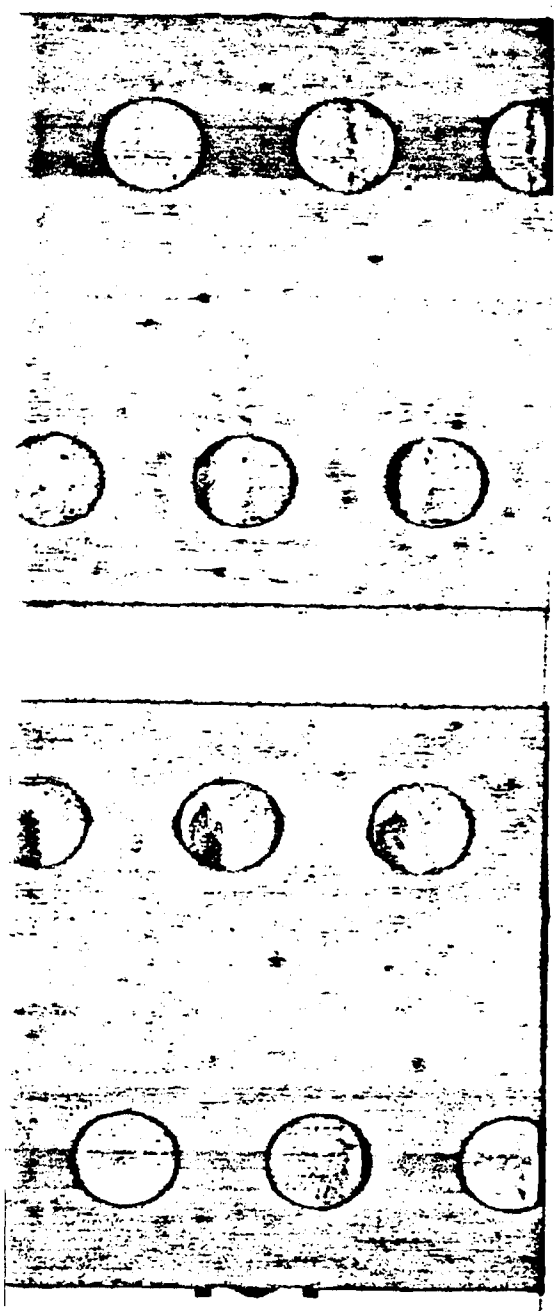
Barge, Waggoner, Sumner and Cannon, Inc.
February 12, 1996
File 14834-01

0169564
IDENTIF. & REFERENCE

96 APR 10 AM 9:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9570 04/10 0101 03CHECK 665.54



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

RECEIVED OF _____

FOR _____

BOOK 10010 PG 359

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 174170.25
CON TX 644.54
PRFEE 1.00
WDEED 20.00
TOTAL 665.54
CHECK 665.54
04/10/96 01 09:13 0001 8570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169564
IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026552