BOOK 10194 PG 97

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
750 Old Hickory Blvd., Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number
: E. Stephen Stroud		Part of Map 128-4A
: P. O. Box 1550	SAME ADDRESS	
: Raleigh, NC 27602		Parcel # 7

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100THS DOLLARS ($2,250,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NANDI HILLS ASSOCIATES, (the "Grantor"), has this day bargained and sold and hereby transfers and conveys to E. STEPHEN STROUD, (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract of real property in Davidson County, Tennessee, described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to:

(1) Taxes for the year 1996 which have been prorated between the parties and payment of which is expressly assumed by the herein Grantor;
(2) All matters appearing on the plan of record in Book 6250, page 437, Register's Office for Davidson County, Tennessee;
(3) Easement for Electrical Transmission Line of record in Book 2746, page 216, Register's Davidson County Tennessee.
(4) Easement and Maintenance Agreement of record in Book 9530, page 388, Register's Office for Davidson County, Tennessee.
(5) The survey of the property made by Ragan-Smith-Associates, Inc., dated August 27, 1996 shows an Asphalt Encroachment from Private Drive "B" located on Lot 1, Phase I, "The Lexington".

TO HAVE AND TO HOLD the said Property, together with all appurtenances, estate, title and interest thereto belonging or in any wise appertaining to said Grantee and its successors and assigns, forever.

This is unimproved property known as Phases II and III on the Final Plat of Williamsburg Village.

Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has good right to convey it and the same is unencumbered except as set forth hereinabove. Grantor does further covenant and bind itself and its successors and representatives to warrant and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 13th day of September, 1996.

NANDI HILLS ASSOCIATES

By: _____
C. K. Hiranya Gowda, General Partner

By: A K Upadhyaya
A. K. Upadhyaya, General Partner

St. Thomas Cardiology Group, General Partner

By: _____
Its: _____

Kaplan & Associates, General Partner

By: _____
Its: _____

0226343
IDENTIF. & REFERENCE

96 SEP 17 PM 3:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

By: H. R. Mallappa Gowda
H. R. Mallappa Gowda, General Partner

By: B. Narayana Bhat
B. Narayana Bhat, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, C. K. HIRANYA GOWDA, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a general partner of NANDI HILLS ASSOCIATES, and is authorized by the general partnership to execute this instrument on behalf of the general partnership. Witness my hand, at office, this 13th day of September, 1996.

My Commission expires: 11/22/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, A. K. UPADHYAYA, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a general partner of NANDI HILLS ASSOCIATES, and is authorized by the general partnership to execute this instrument on behalf of the general partnership. Witness my hand, at office, this 13th day of September, 1996.

My Commission expires: 11/22/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, N. S. Reddy, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a Partner of ST. THOMAS CARDIOLOGY GROUP, a partnership which is a general partner of NANDI HILLS ASSOCIATES, and is authorized by the partnership, the partnership being authorized as a general partner of NANDI HILLS ASSOCIATES, to execute this instrument on behalf of the general partnership. Witness my hand, at office, this 13th day of September, 1996.

My Commission expires: 11/22/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, PETER KAPLAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a Partner of KAPLAN & ASSOCIATES, a partnership which is a general partner of NANDI HILLS ASSOCIATES, and is authorized by the partnership, the partnership being authorized as a general partner of NANDI HILLS ASSOCIATES, to execute this instrument on behalf of the general partnership. Witness my hand, at office, this 13th day of September, 1996.

My Commission expires: 11/22/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, H. R. MALLAPPA GOWDA, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a general partner of NANDI HILLS ASSOCIATES, and is authorized by the general partnership to execute this instrument on behalf of the general partnership. Witness my hand, at office, this 13th day of September, 1996.

My Commission expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, B. NARAYANA BHAT, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is a general partner of NANDI HILLS ASSOCIATES, and is authorized by the general partnership to execute this instrument on behalf of the general partnership. Witness my hand, at office, this 13th day of September, 1996.

My Commission expires: 11/20/96

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is **$2,250,000.00.**

Affiant

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1996

Subscribed and sworn to before me, this 13th day of September, 1996.

Notary Public

My commission expires: 11/20/96

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, C.K. Hiranya Gowda, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of H.R. Mallappa Gowda, general partner of Nandi Hills Associates and is authorized by H.R. Mallappa Gowda to execute this instrument on behalf of the said H.R. Mallappa Gowda, who is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 13th day of September, 1996.

Notary Public

My Commission Expires:

11/20/96

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1996

Exhibit "A"

LEGAL DESCRIPTION

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being "Phase II and Phase III, The Lexington", not of record as of this date, (formerly known as Phase I and Phase II, Williamsburg Village of record in Book 6750, page 437, Register's Office for Davidson County, Tennessee), and being more particularly described according to a survey done by Ragan-Smith-Associates, Inc., Tenn. R.L.S. #1805, dated August 27, 1996, as follows:

Commencing at an iron pin in the easterly right-of-way line of Old Hickory Boulevard (right-of-way varies), said pin being the southwest property corner of the Ada Wells property as evidenced in Deed Book 3788, page 195, Register's Office for Davidson County, Tennessee; said pin also being situated 1,565 feet, more or less, from the south right-of-way line of Tolbert Road, as measured along the easterly right-of-way line of Old Hickory Boulevard; thence with the south line of Ada Wells Property, S 85°00'13" E, 261.16 feet to an iron pin; thence, S 01°38'04" E, 95.89 feet to an iron pin; thence, S 89°53'53" E, 340.00 feet to the true Point Of Beginning of the herein described tract; thence,

1. Continuing with the south line of the aforementioned Ada Wells property, S 89°53'53" E, a distance of 187.79 feet to an iron pin (old); thence,
2. N 86°48'26" E, a distance of 424.35 feet to an iron pin (old) in the southeast corner of Dorothy I. Tolbert as recorded in Deed Book 7744, page 10, R.O.D.C., Tennessee; thence,
3. With the east property line of Dorothy I. Tolbert, N 01°30'19" E, a distance of 318.33 feet to an iron pin (old); thence,
4. N 01°06'16" W, a distance of 335.06 feet to an iron pin (old) in the south property line of the James C. Tolbert, Sr. Property as recorded in Will Book 115, page 108, R.O.D.C., Tennessee; thence,
5. With the south property line of the James C. Tolbert, Sr. Property, N 87°26'37" E, a distance of 590.00 feet to an iron pin (new) at the northwest corner of Phase III of "The Lexington", not of record as of this date; thence,
6. Severing the lands of Nandi Hill Associates of record in Book 7321, page 35, R.O.D.C., Tennessee, and with the east line of the proposed Phase III, S 02°33'23" E, a distance of 1140.00 feet to an iron pin (new); thence,
7. S 18°30'21" W, a distance of 878.00 feet to an iron pin (new); thence,
8. S 54°54'11" W, a distance of 420.00 feet to an iron pin (new); thence,
9. S 89°15'59" W, passing through the common line between Phase IV of "The Lexington", not of record at this time, and Phase VI of "Nandi Hill Associates", at a distance of 337.93 feet, for a total distance of 563.00 feet to an iron pin (new); thence,
10. S 89°15'59" W, passing the northeast corner of the Alice Ann Anderson property as recorded in Deed Book 9387, page 818, R.O.D.C., Tennessee, at a distance of 384.90 feet, and continuing for a total distance of 639.99 feet to an iron pin (old); said pin being the southeast corner of "Lot 1, The Lexington" as recorded in Plat Book 7900, page 895, R.O.D.C., Tennessee; thence,
11. With the easterly line of "Lot 1, The Lexington", N 00°44'01" W, a distance of 373.00 feet to an iron pin (old); thence,
12. N 89°15'59" E, a distance of 234.00 feet to an iron pin (old); thence,
13. N 00°44'01" W, passing through an iron pin (new) at a distance of 57.41 feet; said pin being the southeast terminus of the Private Drive "B" as recorded in Deed Book 9530, page 388, R.O.D.C, Tennessee, passing through another iron pin (new) at a distance of 129.79 feet; said pin the northeast terminus of the aforementioned Private Drive "B", passing through another iron pin (new) at a distance of 229.80 feet; said pin being the northeast corner of "Lot 2, The Lexington" as recorded in Plat Book 7900, page 895, R.O.D.C., Tennessee, and containing 292.20 feet for a total distance of 522.00 feet to an iron pin (old); thence,

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

14. Continuing with the east line of Lot 1, The Lexington, N 40°32'36" E, a distance of 536.36 feet to an iron pin (new); thence,
15. N 00°06'07" E, a distance of 220.00 feet to the Point Of Beginning containing 2,552,305 square feet or 58.593 acres, more or less.

The above described tract (as shown on the original plat of Williamsburg Village, of record in Book 6750, page 437, Register's Office for Davidson County, Tennessee) is subject to a right-of-way being more particularly described as follows:

BEGINNING at a point in the line separating Phase I from this tract. Said point is on the north right-of-way line. Said point is S 0°44'01" E 398.24 feet from an iron pin set and proceeding as follows:

1. From the point of beginning and with a 472.84 feet radius curve to the left a length of 51.10 feet to a concrete monument set. Said curve has a chord bearing and distance of S 87°38'15" E 51.07 feet; thence,
2. N 89°15'59" E 81.00 feet to a concrete monument set at the start of a curve; thence,
3. With a 532.11 foot radius curve to the left a length of 150.45 feet to a concrete monument set. Said Curve has a chord bearing and distance of N 81°09'59" E 149.95 feet; thence,
4. N 73°03'58" E 78.00 feet to a concrete monument set at the start of a curve; thence,
5. With a 388.09 foot radius curve to the right a length of 248.70 feet to a point in the line separating Phase III and this tract. Said curve has a chord bearing and distance of S 88°34'32" E 244.46 feet. Said point is S 19°25'08" W 1071.45 feet from the northeast corner of the tract; thence,
6. With the line separating Phase III and this tract S 19°25'08" W 60.00 Feet to a point. Said point is N 19°25'08" E 502.10 feet from the southeast corner of this tract. Being in the line separating Phase III, Phase IV and this tract; thence,
7. With a 328.09 foot radius curve to the left a length of 210.63 feet to a concrete monument set. Said curve has a chord bearing and distance of N 88°32'33" W 207.03 feet; thence,
8. S 73°03'58" W 78.00 feet to a concrete monument set at the start of a curve; thence,
9. With a 592.11 foot radius curve to the right a length of 167.42 feet to a concrete monument set. Said curve has a chord bearing and distance of S 81°09'59" W 166.86 feet; thence,
10. S 89°15'59" W 81.00 feet to a concrete monument set at the start of a curve; thence,
11. With a 532.84 foot radius curve to the right a length of 51.08 feet to a point in the line separating Phase I from this tract. Said curve has a chord bearing and distance of N 87°59'15" W 51.06 feet. Said point is N 0°44'01" W 70.08 feet from an iron pin set; thence,
12. With the line separating Phase I and this tract N 0°44'01" W 60.31 feet to the point of beginning and containing 35,921 square feet or 0.83 acres, more or less.

Being a portion of the same property conveyed to Nandi Hill Associates by Deed from CD Interests of record in Book 7321, page 35, Register's Office for Davidson County, Tennessee.

9645 09/17 0101 03CHECK 8346.00



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 102

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	
				2250000.00
			CON TX	8325.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	8346.00
			CHECK	8346.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/17/96 01 15:42 0001 9645

0226343 IDENTIF. # REFERENCE

96 SEP 17 PM 3:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1032081