BOOK 10237 PG 728

WARRANTY DEED

PREPARED BY:
Baydoun, Harris & Reese, P.A.
Nashville City Center, Suite 2420
511 Union Street
Nashville, Tennessee 37219-1716
615/256-7788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$400,000.00**.

Affiant S. L. Sethi

Subscribed and sworn to before me on Oct 25 96 1999.

Notary Public
My Commission Expires: Jan 25 '98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:
Randolph M. LaGasse and
Janice M. LaGasse
111 Belle Meade Boulevard
Nashville, Tennessee 37205

Send Tax Bills to:
Randy & Janice LaGasse
111 Belle Meade Boulevard
Nashville, Tennessee 37205

Map-Parcel Numbers:
Map 142
Parcel 209

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **S. L. Sethi and Raksha Sethi** hereinafter "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Randolph M. LaGasse and wife, Janice M. LaGasse**, hereinafter "Grantee," a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows:

Being lot no. 2 on the plan of record in Book 5060, Page 179, revised and rerecorded in Book 5060, Page 181, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Old Harding Pike, said point being N 73° 53' 15" E 160.24 ft. from the original North West property corner of parcel 149. Thence along said margin N 73° 53' 15" E 21.75 ft. to a point; thence with a curve to the right having a radius of 2940 ft. a distance of 78.25 ft. to a point; thence leaving said margin S 18° 18' 17" E 263.44 ft. to a point in the center line of a creek; thence along said creek S 70° 42' 27" W 100 ft. to a point; thence leaving said center line in creek N 18° 16' 56" W 269.99 ft. to the point of beginning containing 26,677.417 square feet or 0.613 acres more or less. Including but not excluding the following easements:

1. A 20 ft. permanent construction easement on the rear of said lot for the purpose of maintaining a sanitary sewer line, said easement being 10 ft. North and 10 ft. South of said center line of sewer line. Said center line being 17 ft. North of the S. E. Corner along the East property line of the above mentioned lot, at 20 ft. North of the S. W. Corner along the West property line of said lot.
2. A 5 ft. pedestrian easement being common to the above mentioned easement on the North and running parallel to same.
3. A drainage easement being common to the North, to the South Easement line of the above mentioned sewer line and common on the South to the center line of a creek, said center line being the South property line of said lot.

Being the same property conveyed to Dr. S. L. Sethi and wife, Raksha Sethi, by warranty deed Pizza Inn, Inc., of record in Book 8209, Page 853, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 7105 Highway 70 South. The foregoing legal description has been taken from the last deed of conveyance.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever; and the Grantor does covenant that it is lawfully seized and possessed of said land in fee simple, has a right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself to warrant and forever defend the title to said land to the Grantee, or its assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 25 day of October, 1996.

S. L. Sethi
Grantor

Raksha Sethi
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, on this the 25 day of October, 1996

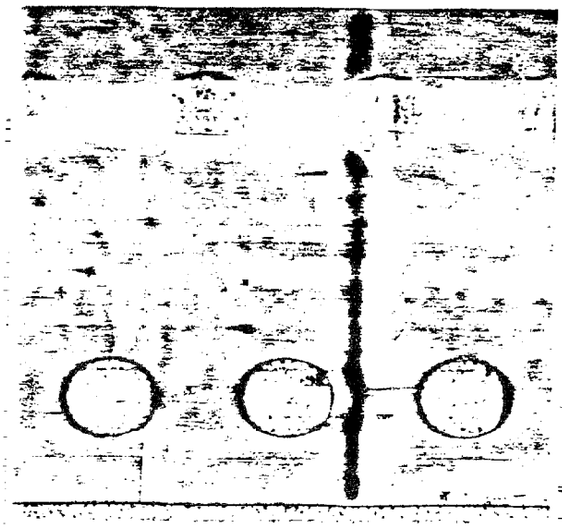
Notary Public
My Commission Expires: 10-25-96

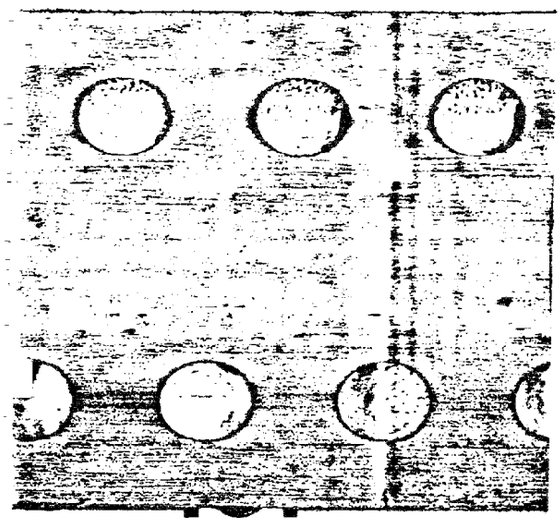
0240163
IDENTIF. & REFERENCE

96 OCT 25 PM 3:54
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1990 10/25 02:01 03CHECK 1489.00





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

RECEIVED OF _____

FOR _____

BOOK 10237 PG 730

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

CONSID	400000.00
CON TX	1480.00
PRFEE	1.00
WDEED	8.00
TOTAL	1489.00
CHECK	1489.00

10/25/96 01 15:56 0001 4390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240163
IDENTIFICATION REFERENCE

96 OCT 25 PM 3:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1081360

No [redacted]