20-A

BOOK 10313 PG 328

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jay Bhagwan, Inc.	Same	Map-Par.
622 Two Mile Parkway		26-13-43
Goodlettsville, TN 37072		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00 .

R. B. Pulley
Affiant

SWORN TO AND SUBSCRIBED before me this the 7th day of January, 1997.

Notary Public

My Commission Expires: 11/27/99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, THE GIFFORD PARTNERSHIP,a Tennessee General Partnership consisting of William C. Gifford, Mary Sue Gifford and William C. Gifford, Trustee, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto JAY BHAGWAN, INC.,a Tennessee corporation, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Lots 37, 50, 51, 3, 4, 5, 6 and 36 on the revised plan of Tera-View Subdivision, of record in Book 4660, page 15, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to The Gifford Partnership by deed from William C. Gifford and wife, Mary Sue Gifford, of record in Book 9203, page 169, said Register's Office.

This conveyance is made subject to matters shown on plan of record in Book 4660, page 15, Register's Office for Davidson County, Tennessee, easement for sanitary sewer of record in Book 5396, page 604, said Register's Office and taxes for the year 1997 which Grantee assumes.

This is improved property, known as 622 Two Mile Parkway, Goodlettsville, TN 37072.

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 the said Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of January, 1997.

W. C. GIFFORD

MARY SUE GIFFORD

W. C. GIFFORD, TRUSTEE

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 W. C. Gifford, Mary Sue Gifford and W. C. Gifford, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who ackowledged that they executed the instrument for the purposes therein contained therein.

TNESS my hand and official seal, at Nashville, Tennessee, on this the 7th day of January, 1997.

Notary Public

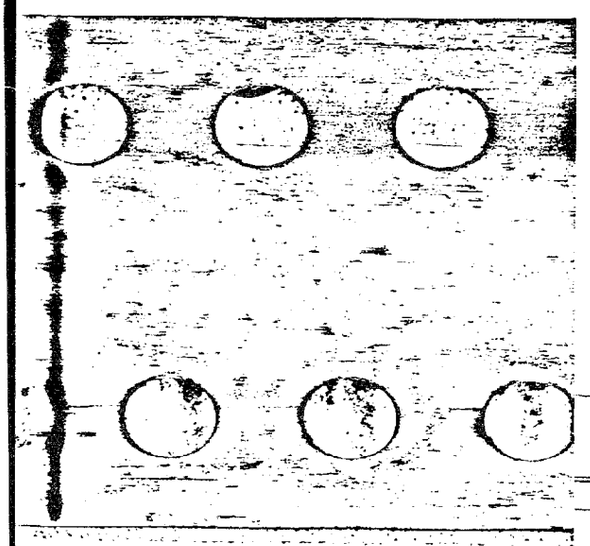
My Commission Expires: 11/27/99

97 JAN -7 AM 11:53
RECORDED & FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

0262225
IDENTIF. & REFERENCE

2766 01/07 0101 03CHECK 5374.00

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

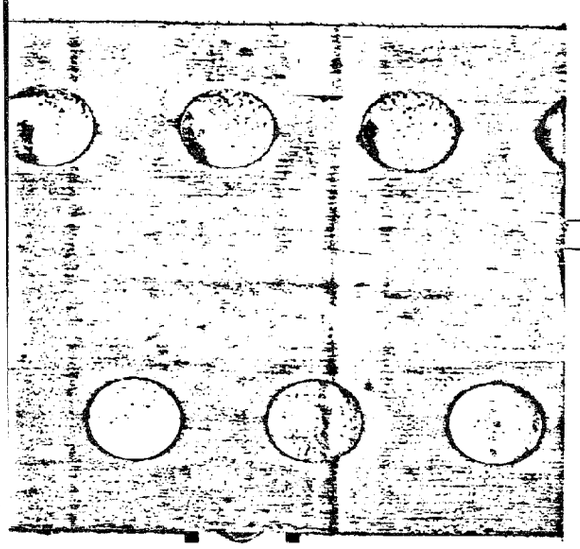
RECEIVED OF _____

FOR _____

BOOK 10313 PG 330

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	CAMT	TOTAL PAID
					1450000.00
				CON TX	5365.00
				PRFEE	1.00
				WDEED	8.00
				TOTAL	5374.00
				CHECK	5374.00
01/07/97				01 11:56 0001	2766



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262225
IDENTIF. # REFERENCE

97 JAN -7 AM 11:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1105299