File 14625
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 10450 PG 957

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TEX-MEX PARTNERS, LLC (NAME)	NEW OWNER (NAME)	Part of Map 142
154 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 87
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D22934

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JIM LAMPLEY AND LOIS BECKHAM, HEIRS-AT-LAW OF BERDIE S. DILLARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TEX-MEX PARTNERS, LLC , a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being part of the same property conveyed to Hubert H. Dillard and wife, Berdie S. Dillard by deed from Fred G. Bradford and Mrs. J.L.B. Whitaker of record in Book 2150,page 575, Register's Office for Davidson County, Tennessee. Hubert H. Dillard has since died. Berdie S. Dillard has subsequently died.

This conveyance is made subject to: (1) 1997 taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 9981, page 190, said Register's Office.

97 MAY 12 AM 10:47
FELICIA A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9867 05/12 0101 03CHECK 753.00

0303838
IDENTIFYING REFERENCE

unimproved ( )
This is improved (XX) property, known as 114 Bellevue Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of May, 97.

Jim Lampley
JIM LAMPLEY

~~LOIS BECKHAM~~ Lois Beckham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. JIM LAMPLEY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of May, 19 97.

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

BOOK 10450 PG 958

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF ARKANSAS
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOIS BECKHAM, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Office, this 7th day of May, 1997.

Veronica Norman
Notary Public

My Commission Expires: 01-14-2001

VERONICA NORMAN NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 01/14/2001

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 97

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

WARRANTY DEED

FROM: JIM LAMPLEY AND LOIS BECKHAM, HEIRS-AT-LAW

TO: TEX-MEX PARTNERS, LLC

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
220 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Land being a portion of the Hubert H. Dillard and wife, Berdie S. Dillard property of record in Deed Book 2150, page 575, Register's Office of Davidson County, being located along the northerly right-of-way of Bellevue Road in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument old on the northerly right-of-way of Bellevue Road at the southwest corner of the Bellevue Manor Condominiums (PB 5200, pg. 231), this also being the southeasterly corner of the herein described tract;

Thence, along said right-of-way, N 77 deg. 49 min. 35 sec. W, 259.96 feet to an iron pin new;

Thence, leaving right-of-way with the east line of BelleWood Glen (PB 6900, pg. 190) and passing over a concrete monument old at 5.37 feet for a total of N 34 deg. 44 min. 17 sec. E, 179.07 feet to an iron pin new;

Thence, continuing with said BelleWood Glen, N 12 deg. 34 min. 55 sec. East, 670.14 feet to a concrete monument old at the southeast corner of Valley West Subdivision, Section 2, (PB 3600, pg. 86);

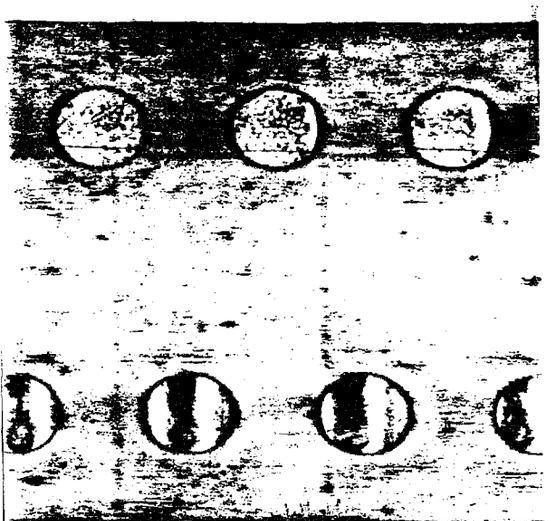
Thence, with east line of Valley West, N 34 deg. 56 min. 52 sec. East, 189.59 feet to an iron pin new at fence corner and being the southwest corner of Ashram Sadhana, Inc. (DB 9768, pg. 941);

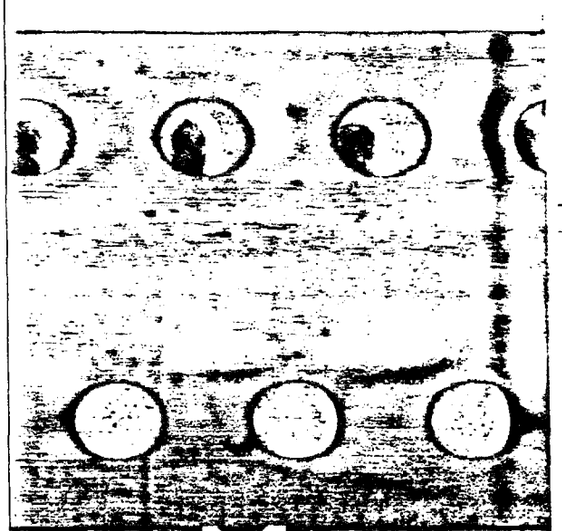
Thence, with southerly line of Ashram Sadhana, Inc. and following generally along the fence, S 55 deg. 45 min. 27 sec. E, 326.17 feet to an iron pipe old at northwest corner of the aforementioned Bellevue Manor Condominiums;

Thence, with westerly line of said Bellevue Manor Condominiums as follows: S 11 deg. 45 min. 56 sec. W, 452.73 feet to an iron "T" post old; N 78 deg. 57 min. 30 sec. W, 196.68 feet to an iron pipe old; S 11 deg. 36 min. 39 sec. W, 431.16 feet to the point of beginning and containing 6.44 acres, more or less.

The foregoing description was furnished by Thomas, Miller & Partners, Surveying, and based on field work by Thomas, Miller & Partners, Surveying, dated, March 13, 1997.

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 10450 PG 960

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
TOTAL 753.00
CHECK 753.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/12/97 01 10:54 0001 9857

0303838
IDENTIF. # REFERENCE

97 MAY 12 AM 10:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149911