Box 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, TN 37219-1611

BOOK 10637 PG 979

State of Tennessee
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00

Affiant

Subscribed and sworn to before me this 6th day of October, 1997.

Notary Public

My commission expires: July 24, 1999

This instrument prepared by:
William L. Rosenberg, Attorney
344 Fourth Avenue North
Nashville, TN 37219-1611

Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No:
Professional Real Estate Developers, Inc. 211 North First Street Nashville, TN 37213	Same	163-186

WARRANTY DEED

For and in consideration of the sum of $2,650,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned

VANJARIA VENTURES, INC. a Florida corporation,

hereinafter called the **GRANTOR,** has bargained and sold, and by these presents does transfer and convey unto

PROFESSIONAL REAL ESTATE DEVELOPERS, INC., a Tennessee corporation,

hereinafter called the **GRANTEE,** its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property, known as 1001 Bell Road, Nashville, TN 37013.

97 OCT -7 AM 10:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 035661.7

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. The undersigned does covenant with 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 set out on Exhibit "B" attached hereto. The undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof the undersigned has executed this instrument this 6th day of October, 1997.

VANJARIA VENTURES, INC.
a Florida corporation

By: Hanif Vanjaria
its: VICE PRESIDENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared HANIF VANJARIA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be VICE PRESIDENT of Vanjaria Ventures, Inc., a Florida corporation, the within named bargainor, a corporation, and that (s)he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HIM self as such officer.

Witness my hand and official seal at office this 6th day of OCTOBER 1997.

Notary Public

My commission expires: July 24, 1999

T. ROSENBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97100002.WD

EXHIBIT "A"

PROPERTY DESCRIPTION

TRACT NO. 1
Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Bellwood Acres, of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee, and described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows:

Beginning at an iron pin on the southerly boundary of the Seaboard Systems Railroad property, and being the northwest corner of Lot No. 1 on the plan of Bellwood Acres, and also being the northeast corner of the property described herein; thence leaving the said southerly boundary of the Seaboard Systems Railroad property and with the westerly line of the said Lot No. 1, also being the Bobby Lawson property as of record in Book 7328, page 291, said Register's Office, South 31 deg. 59 min. 20 sec. West 192.63 feet to an iron pin in the northerly right of way of I-24; thence along the said right of way North 62 deg. 09 min. 54 sec. West 359.99 feet to an iron pin; thence North 54 deg. 28 min. 42 sec. West 310.15 feet to an iron pin; thence leaving the right of way of I-24, and along the easterly boundary of the Bobby Lawson property of record in Book 8011, page 117, said Register's Office, North 31 deg. 54 min. 02 sec. East 148.30 feet to an iron pin; thence North 32 deg. 02 min. 25 sec. East 50.05 feet to an iron pin in the southerly boundary of the Seaboard Systems Railroad property; thence along the said southerly boundary South 58 deg. 07 min. 04 sec. East 668.79 feet to the point of beginning.

TRACT NO. 2
An access and utility easement for the benefit of Tract No. 1 over and across Lot No. 1 of Bellwood Acres, as shown on the plan of Bellwood Acres of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee, described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows:
Beginning at a point North 32 deg. 00 min. East from the southeasternmost corner of Tract No. 1 described above; thence North 32 deg. 00 min. East 25.0 feet to a point; thence South 58 deg. 00 min. East 86.94 feet to a point; thence South 73 Deg. 58 min. East 227.43 feet to a point; thence North 84 deg. 37 min. East 123.48 feet to a point; thence South 58 deg. 00 min. East 107.30 feet to a point in the westerly margin of Bell Road; thence with the said margin South 45 deg. 39 min. West 24.00 feet to a point; thence leaving the said margin, North 58 deg. 00 min. West 83,50 feet to a point; thence along a curve to the left with a radius of 22 feet a distance of 14.35 feet to a point; thence South 84 deg. 37 min. West 109.43 feet to a point; thence along a curve to the right with a radius of 30 feet a distance of 11.21 feet to a point; thence North 73 deg. 58 min. West 230.00 feet to a point; thence North 58 deg. 00 min. West 90.45 feet to the point of beginning.

Being the same property conveyed to Vanjaria Ventures, Inc., a Florida corporation by deed from Abdul Vanjaria and wife, Carolyn Byrd Vanjaria, of record in Book 9169, page 556, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

BOOK 10637 PG 982

PERMITTED EXCEPTIONS

1. 1997 taxes, which are being prorated and assumed by the Grantee.

2. Matters shown on the plan of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easements of record in Book 5142, page 480, Book 5167, page 273, and Book 8206, page 872, said Register's Office.

4. Rights of others in and to the appurtenant easement described herein as Tract No. 2.

5. Restrictive Covenants contained in instrument recorded in Book 4677, page 234, said Register's Office.

97100002.EXB

7306 10/07 0101 03CHEDK 9822.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10637 PG 983

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 2650000.00
CON TX 9805.00
PRFEE 1.00
WDEED 16.00
TOTAL 9822.00
CHECK 9822.00

10/07/97 01 10:19 0001 7306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

035661 7
IDENTIF. # REFERENCE

97 OCT -7 AM 10:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1206642