FOR RECORDING PURPOSES

LTIC File No.36640 File Box 49

BOOK 10730 PG 486

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $3,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE:
December 19, 1997

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires Sept 26 1998

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Dipak Lachmandas et ux 2003 Woodwind Circle Greenbrier, TN. 37073	Same	71-6-27

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Building Exchange Company, a Virginia corporation**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Dipak Lachmandas and wife, Harsha Lachmandas**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT 1:

A tract of land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 1 on the plan of E.C. Scruggs 2nd Avondale Addition, as recorded in Plat Book 4460, page 168, R.O.D.C., Tennessee, and being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 26, 1987, last revised May 26, 1987 (Job No. 87-038) as follows:

BEGINNING at a railroad spike set on the south right-of-way line of Avondale Circle, a 50-foot road, at the easterly end of the southeasterly return curve at the intersection of Avondale Circle and Hampton Street, a 50-foot road and proceeding as follows:

1. With the south right-of-way line of Avondale Circle, North 79° 43' 00" East, for a distance of 113.72 feet to a point for corner, said point being the northwest corner of an existing 12-foot alley; thence,
2. Along the west line of said alley, South 14° 09' 00" East for a distance of 218.98 feet to a point for corner, said point being the westerly point of a line intersecting the said 12-foot alley and the eastwardly corner of this tract; thence,
3. With a northeastwardly line intersecting said 12-foot alley, North 75° 47' 00" East, for a distance of 12.00 feet to an existing iron pin, said point being in the southwest corner of a tract conveyed to Bruce E. Griffith, et ux., by deed recorded in Book 4320, page 207, R.O.D.C., Tennessee; thence,
4. With the south line of Griffith, North 75° 47' 00" East 110.59 feet to an existing iron pin on the west right-of-way line of Brick Church Pike; thence,
5. With said line South 6° 45' 00" West, 224.03 feet to an existing iron pin at the northeast corner of a tract conveyed to Exxon Company, U.S.A. by deed recorded in Book 4649, page 867, R.O.D.C., Tennessee; thence,
6. With the north line of Exxon South 88° 11' 21" W, 187.15 feet to an existing iron pin on the east right-of-way line of Hampton Street; thence,
7. With said line North 14° 09' 00" West, 370.86 feet to a railroad spike set; thence,
8. With a 25-foot radius curve to the right, a distance of 40.96 feet to the POINT OF BEGINNING, said curve has a chord bearing and distance of North 32° 47' 00" East, 36.53 feet.

The above described tract contains 74,141 square feet or 1.702 acres, more or less.

TRACT 2:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a 12-foot alley on the plan of E.C. Scruggs 2nd Avondale Addition, as recorded in Plat Book 4460, page 168, R.O.D.C., Tennessee, and being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 26, 1987, last revised May 25, 1987 (Job No. 87-038) as follows: (CONTINUED NEXT PAGE)

THIS IS (XX) IMPROVED () UNIMPROVED PROPERTY KNOWN AS: 2304 Brick Church Pike
Nashville, Tennessee 37207

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever 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 date: December 19, 1997

Building Exchange Company

By: _____
G. Thomas Kirk, Vice President

BEGINNING at an existing railroad spike on the south right-of-way of Avondale Circle, a 50-foot road, at the northwest corner of a tract conveyed to Bruce E. Griffith, et ux., by deed recorded in Book 4320, page 207, R.O.D.C., Tennessee; thence,

1. With the west line of Griffith, South 14° 09' 00" East for a distance of 218.06 feet to an existing iron pin, said point being the southwest corner of said Griffith property; thence,
2. With a southwestwardly line intersecting a tract conveyed to Anne P. Swift, by deeds of record in Book 4649, page 867; Book 4640, page 398 and Book 4640, page 400, South 14° 09' 00" East, for a distance of 100.00 feet to a point for corner, said point being the northeast corner of an adjoining 12-foot alley closed by Council Bill 63-168, and the southeast corner of this tract; thence,
3. With a common line between said alleys South 75° 51' 00" West, for a distance of 12.00 feet to a point for corner; thence,
4. With a line intersecting said tract conveyed to Anne P. Swift, North 14° 09' 00" West, for a distance of 99.99 feet to a point for corner; thence,
5. With a common property line of said Anne P. Swift property and this tract, North 14° 09' 00" West, for a distance of 218.98 feet to a point for corner, said point being in the south right-of-way line of Avondale Circle; thence,
6. Continuing along said right-of-way line, North 79° 43' 00" East, for a distance of 12.00 feet to the POINT OF BEGINNING, and containing 3,822.79 square feet or .087 acres of land more or less.

BEING the same property conveyed to Building Exchange Company, a Virginia corporation, by Deed of Record in Book 10634, page 885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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1. ALL matters shown on Plat recorded in Book 4460, page 168.
2. Easement(s) to Metropolitan Government in the closing of an alley in Council Bill No. 63-168.
3. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 10404, page 469.

NOTARY ACKNOWLEDGEMENT

(Corporate Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared G. Thomas Kirk, Vice President with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Vice President of the Building Exchange Company a corporation, and that as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal at office in Nashville, Tennessee on this date of December 19, 1997.

My Commission Expires Sept 26, 1998

Commission Expires:

Notary Public

0382757

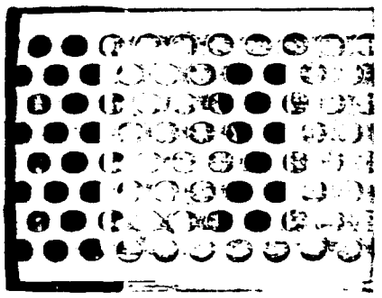
IDENTIFICATION REFERENCE

97 DEC 22 PM 1:02

4096 12/22 0101 03CHECK 11.00

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219



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

RECEIVED OF _____

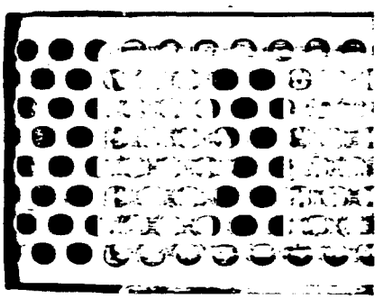
FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0382757
IDENTIFICATION REFERENCE
97 DEC 22 PM 1:02
FELIX Z. WILSON
DAVIDSON

CAMT 3000000.00
CON TX 11100.00
PRFEE 1.00
WDEED 8.00
TOTAL 11109.00
CHECK 11109.00

12/22/97 01 13:02 0001 4096

No.1234818