BOOK 10733 PG 141
26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Jai Jalaram Enterprises LLC	[New Owner	[ ]
[1516 HAMPTON AVENUE	[	[Map 71-06]
[NASHVILLE TN 37207	[	[Parcel 11]
[	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		97-11-4664]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Manju Sharma, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Jai Jalaram Enterprises LLC, a Tennessee Liability Company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A for legal description

Being the same property conveyed to Manju Sharma, married by Quitclaim Deed from Suresh Kumar, married of record in Book 10257, page 510, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, any matters, shown on the plat of record in Book 161, page 60, Register's Office for Davidson County, Tennesee, and the re-subdivision plat of record in book 4460, page 170, Register's Office for Davidson County, Tennessee, and any exceptions, easements and restrictions of record.

This is improved property commonly known as 1516 Hampton Street, Nashville, Tennessee, 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this Transfer is $1,075,000.00.

Affiant

[Subscribed and sworn to before me this 19th day of December, 1997

Notary Public

[My Commission Expires: 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of December, 1997.

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Manju Sharma

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 bargainor, Manju Sharma with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 19th of December, 1997.

NOTARY PUBLIC

My Commission Expires: 1-21-98

EXHIBIT A

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PROPERTY DESCRIPTION

A tract of land in the Second Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, being Lots 36, 37, 38, 39 and 40, part of Lots 35 and 43, and a portion of an abandoned 12-foot wide alley as shown on the plan of E. C. Scrugg's 2nd Avondale Addition as of record in Plat Book 161, Page 60, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin in concrete on the westerly right-of-way line of Hampton Street (50-foot R.O.W.) that is 190.5 feet north of the northerly R.O.W. line of Trinity Lane; said pin also being the northwesterly property corner of a tract of land deeded to Jack D. Johnson and Edith H. Johnson as of record in Deed Book 10445, Page 252, R.O.D.C., Tennessee; thence,

1. Leaving said right-of-way line, with the northerly property line of the Johnson tract, S 85° 00' 50" W a distance of 196.89 feet to an existing iron pin in the easterly property line of Lot No. 1 as shown on the Final Plat of Section One, Shoney's Big Boy Subdivision, as of record in Plat Book 4885, Page 4, R.O.D.C., Tennessee; thence,

2. With the easterly property line of Lot No. 1 and the easterly property line of a tract of land deeded to George W. Hussey as of record in Deed Book 6684, Page 723, R.O.D.C., Tennessee, in part, N 05° 11' 10" E a distance of 269.26 feet to an existing iron pin at the southwesterly property corner of Lot No. 41 as shown on the Plan of E. C. Scrugg's - 2nd Avondale Addition; thence,

3. Leaving the easterly property line of the Hussey tract, with the southerly property line of Lot No. 41, N 76° 08' 34" E a distance of 94.36 feet to an existing iron pin in concrete on the westerly right-of-way line of Hampton Street; said pin being the common easterly property corner between Lot No. 40 and Lot No. 41; thence,

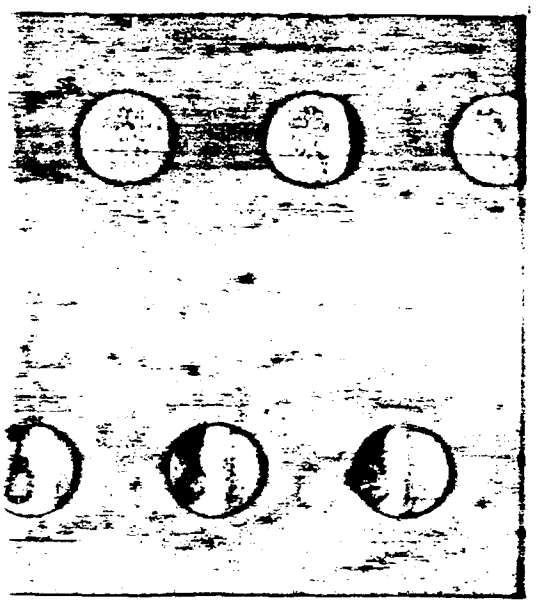
4. With said right-of-way line, S 16° 20' 00" E a distance of 285.15 feet to the point of beginning and containing 39,532 square feet or 0.908 of an acre more or less.

This description was prepared from a Boundary Survey by Ragan-Smith-Associates, Inc., Job No. 93-051/5680; certified by John O. Spry, Registered Land Surveyor #727; dated March 23, 1993 and last revised December 12, 1997

97 DEC 23 PM 2:45

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

4833 12/23 0101 03CHECK 3990.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

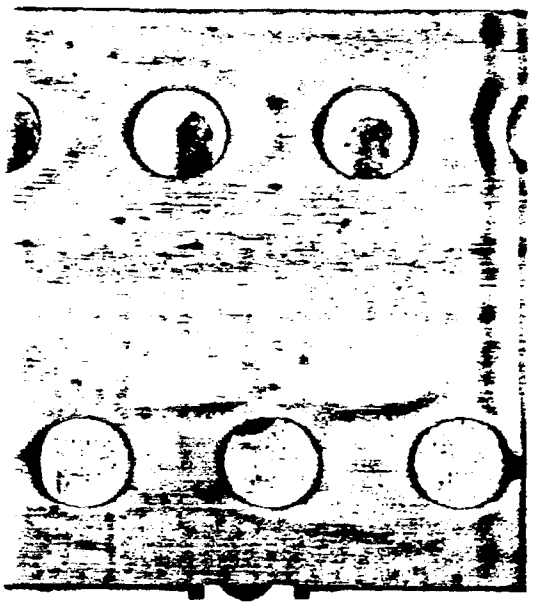
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BK/PG 10733:144

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
1075000.00
CON TX 3977.50
PRFEE 1.00
WDEED 12.00
TOTAL 3990.50
CHECK 3990.50

12/23/97 01 14:46 0001 4833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0383457

RECEIVED FOR REFERENCE

97 DEC 23 PM 2:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235547