Book 184
SEC

BOOK 10754 PAGE 315

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
OH&E, LLC % Russ Morris, III Eakin & Smith Real Estate 424 Church Street, Suite 1506 Nashville, TN 37219-2366	Same	Map 161, Parcel 134

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Pravin V. Patel and wife, Smita P. Patel (individually and collectively, the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto OH&E, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth on Exhibit A).

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor has executed, or has caused to be executed, this instrument as of the 8th day of January, 1998.

PRAVIN V. PATEL

SMITA P. PATEL

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STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, Pravin V. Patel and wife, Smita P. Patel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 1998

Notary Public

My Commission Expires:
5-28-2000

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF Williamson

The actual consideration or value (whichever is greater) for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of January, 1998.

Notary Public

My Commission Expires:
5-28-2000

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

[Property Description]

LOCATED IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT AN OLD IRON ROD, in the westerly margin of Edmondson Pike at the southeast corner of the Mildred P. Nipper property as recorded in Deed Book 8125, page 413, Register's Office for Davidson County, Tennessee, said point also being the northeast corner of the subject tract,

THENCE, running with the westerly margin of Edmondson Pike, with a curve having a radius of 2,820.79 feet, and an ARC length of 56.08 feet and a chord bearing and distance of South 19° 24' 04" East 56.08 feet to a new P.K. Nail at the beginning of the northwest intersection of Edmondson Pike and Old Hickory Boulevard, said point being in the 5 foot sidewalk.

THENCE, running with a chord to the west of the sidewalk radius, South 37° 30'37" West 50.67 feet to a new P.K. Nail in the northerly margin of Old Hickory Boulevard,

THENCE, running with the northerly margin of Old Hickory Boulevard, South 89°46'00" West 192.00 feet to a new P.K. Nail at the beginning of a curve to the right,

THENCE, running with said curve having a radius of 505.25 feet, an ARC length of 294.98 feet, and a chord bearing and distance of North 73°30'28" West 290.81 feet to an old iron rod at the corner of the Bruno's, Inc. property.

THENCE, running with the Bruno's, Inc. property North 47°45'52" East 37.87 feet to an old iron rod in the westerly boundary of the Mildred P. Nipper property,

THENCE, running with said Nipper westerly boundary South 20°41'41" East 32.49 feet to a new iron rod at the southwest corner of the Nipper property,

THENCE, running still with the southerly boundary of the Nipper property, North 87°54'05" East 443.84 feet to the point of beginning.

All as shown by that ALTA survey of the "PRAVIN V. PATEL AND WIFE SMITA P. PATEL PROPERTY", prepared by Gary R. Cummings, , Tennessee R.L.S Number 036, TRIAD ASSOCIATES, INC., Engineers & Surveyors, P.O. Box 270517, Nashville, TN, 37227-0517, dated as of November 02, 1997.

Being the same property conveyed to Grantor by deed of record in Book 9842, page 071, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A (continued)

The aforesaid property is hereby conveyed subject only to the following:

1. 1998 real estate taxes, a lien not yet due and payable.

2. Agreement for Dedication of Easement, for Sanitary Sewers and/or Storm Drainage, as recorded in Book 7196, page 818, in the Register's Office for Davidson County, Tennessee.

3. Permanent Drainage Easement, Construction Easement for Slopes and Easement for Working Area, as set out in that instrument recorded in Book 8919, page 233, in the Register's Office for Davidson County, Tennessee.

4. All matters, as shown or as specified on that ALTA Survey of the "PRAVIN V. PATEL AND WIFE, SMITA P. PATEL PROPERTY", prepared by Gary R. Cummings, Tennessee R.L.S Number 036, TRIAD ASSOCIATES, INC., Engineers & Surveyors, P.O. Box 270517, Nashville, TN, 37227-0517, dated as of November 02, 1997, last revised in January 2, 1998.

SHEETS/ 574789.1

0913 01/12 0101 03CHECK 4827.00

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.
98 JAN 12 AM 10:00

IDENTIFICATION REFERENCE
03890 90

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

CAMT
1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 16.00
TOTAL 4827.00
CHECK 4827.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
01/12/98 01 10:06 0001 0913

0389090
IDENTIF. & REFERENCE

98 JAN 12 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241574