This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 10781 PG 286

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Atul Gordhan	Same	Map 097-13-0
Shanabhai S. Patel		Parcel 40
3437 Percy Priest Drive		
Nashville, Tennessee 37214		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NASHVILLE LAND FUND, LTD., L.P.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ATUL GORDHAN AND SHANABHAI S. PATEL,** (the "Grantees"), as tenants in common, their respective heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A, attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and their respective heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantees, their respective heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

98 FEB -3 PM 4:16

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

11396961

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 3rd day of February, 1998.

NASHVILLE LAND FUND, LTD., L.P.

By: 222 Partners, Inc.,
Managing General Partner

By: Robert E Lehning Jr

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the managing general partner of Nashville Land Fund, Ltd., L.P., a Tennessee limited partnership, 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 3rd day of February, 1998.

Deborah Gail Johnson
Notary Public

My Commission Expires: March 24 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,670.00.

Affiant

Subscribed and sworn to before me this 3rd day of February, 1998.

Deborah Gail Johnson
Notary Public

My Commission Expires: March 24 2001

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No.1 as shown on the Final Plat First Revision Section 10 Larchwood Commercial Subdivision, of record in Book 8250, page 852, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Nashville Land Fund, Ltd., a Tennessee limited partnership, by deed from Larchwood Associates, a partnership, of record in Book 6936, page 128, Register's Office for Davidson County, Tennessee. Nashville Land Fund, Ltd., being now known as Nashville Land Fund, Ltd., L.P.

EXHIBIT B

1. Real estate taxes for the year 1998, a lien, but not yet due and payable.

2. Matters shown on the Plans of record in Book 6900, page 875, and in Book 8250, page 838, and Book 8250, page 852, Register's Office for Davidson County, Tennessee.

9372 02/03 0101 03CHECK 981.47

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

RECEIVED OF _____

FOR _____

BOOK 10781 PG 290

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	
				260670.00
			CON TX	964.47
			PRFEE	1.00
			WDEED	16.00
			TOTAL	981.47
			CHECK	981.47

02/03/98 01 16:22 0001 9372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0396961
IDENTIF. & REFERENCE

98 FEB -3 PM 4:16

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1249935