PREPARED BY: AND RETURN TO
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10841 PG 437

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **March, 1998** between CHARLES J. RESHA, III, a married man, and JUDY G. RESHA, his wife, GRANTORs, and C.K. HIRANYA GOWDA and SARASWATHI DEVI GOWDA, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES J. RESHA, III, a married man, and JUDY G. RESHA, his wife, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto C.K. HIRANYA GOWDA and SARASWATHI DEVI GOWDA, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as PT OF LOT 1, FINAL PLAT GOWDA PROPERT, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JUDY G. RESHA, wife of CHARLES J. RESHA, III, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Charles J Resha III
CHARLES J. RESHA, III Signature of Seller

Judy G Resha
JUDY G. RESHA

04 13240
IDENTIF. ↑ REFERENCE

98 MAR 17 PM 1:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6942 03/17 0101 03CHECK 531.73

BOOK 10841 PG 438

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES J. RESHA, III, a married man, and JUDY G. RESHA, his wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **March, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

C.K. HIRANYA GOWDA and SARASWATHI DEVI GOWDA, HUSBAND AND WIFE and
4025 Priest Rd.
Nashville Tn 37215-5107

Property Address:

PT OF LOT 1, FINAL PLAT GOWDA PROPERT
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 096-13, PARCEL 179

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$140,196.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **March, 1998.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A' BOOK 10841 PG 439

LAND in Davidson County, Tennessee, being a portion (formerly parcel 179) of Lot No. 1 on the Final Plat of Gowda Property, which Plat is of record in Plat Book 9700, page 616, Register's Office for said County. Reference is hereby made to said Plan for a more complete and accurate description of said property.

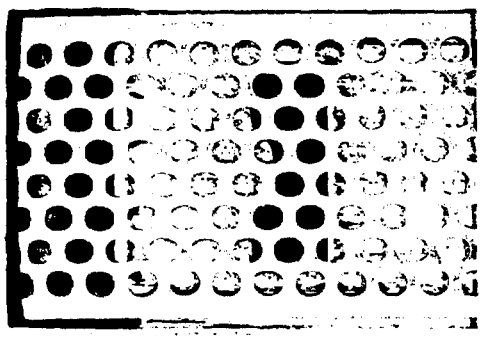
BEING a portion of the same property conveyed to CHARLES J. RESHA, III, by Installment Deed from MARK A. PARRISH ET UX, of record in Book 5231, page 703, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 096-13, PARCEL 179, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1183.26).

2. All matters as set forth on the Plan of record in Plat Book 9700, page 616, said Register's Office, which plan includes an Owner's Certificate, a 10-foot public utility and drainage easement along the northwest line of said lot; a 2-foot reservation for future right-of-way along the southwest line of said lot; a requirement for a minimum 18" reinforced concrete pipe to be installed by owner on the southern corner of said lot; a 20-foot NES easement along the southwest corner of said lot and a reference a sanitary sewer easement of record in Book 4817, page 997, said Register's Office, which is listed below.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4817, page 997, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10841 PG 440

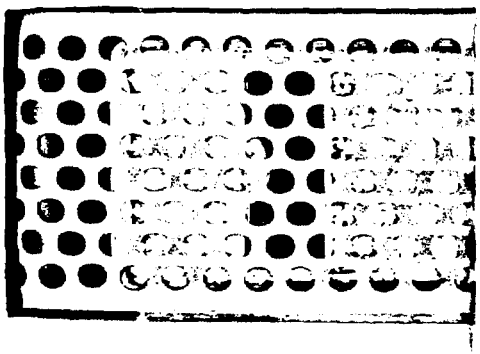
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140196.00
CON TX 518.73
PRFEE 1.00
WDEED 12.00
[illegible] 531.73
CHECK 531.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/98 01 13:55 0001 6942



04132400
IDENTIF. ➔ REFERENCE

98 MAR 17 PM 1:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267300