Box 49

(1)

BOOK 10992 PG 299

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Parbhu Investments, LLC		Map 120-6
1274 Murfreesboro Road		Parcel 48
Nashville, TN 37217		Map 120-6
		Parcel 33

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

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, We, Jack T. Pitt and wife, Betty C. Pitt, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Parbhu Investments, LLC, a Tennessee Limited 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'

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

This conveyance is subject to the items listed in Exhibit 'B'.

This is improved property commonly known as 1274 Murfreesboro Road, Nashville, TN 37217.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,900,000.00.

Arvind Parbhu
Affiant

Subscribed and sworn to before me this 19th day of June, 1998.

Notary Public

My Commission Expires 11-24-2001

NOTARY PUBLIC AT LARGE

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

38380 GK

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 24th day of June, 1998.

Jack T. Pitt

Betty C. Pitt

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 Jack T. Pitt and wife, Betty C. Pitt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

EXHIBIT A

Land in Nashville, Davidson County, Tennessee, being Lot 1 on the Plan of Sky Harbor Subdivision, recorded in Plat Book 5210, Page 387, Register's Office for said Davidson County and Lot 2 on the First Revision of the Re-subdivision of Lot 2, Sky Harbor Subdivision, recorded in Plat Book 6200, page 398, Register's Office for said Davidson County and more particularly described as follows:

BEGINNING in the north right of way of Murfreesboro Road, approximately 338 feet, more or less, northwest of the intersection of the extension of said Murfreesboro Road and the west right of way McGavock Pike;

THENCE with said right of way of Murfreesboro Road, along a curve to the right, having radius of 3790.3 feet, a distance of 124.04 feet to the easterly right of way of the CSX Transportation, Inc. railroad;

THENCE leaving Murfreesboro Road and along said railroad right of way N 20° 00' 29" E, 6.24 feet;

THENCE along a curve to the right, having a radius of 512.96 feet, a distance of 562.51 feet;

THENCE continuing along said railroad right of way N 82° 50' 17" E, 12.25 feet to the west right of way of McGavock Pike;

THENCE along said McGavock Pike S 04° 45' 00" W, 262.35 feet to the northeast corner of Lot 1 shown on the Plan of the First Revision of the Re-subdivision of Lot 2, Sky Harbor Subdivision, Plat Book 6200, page 398, R.O.D.C.;

THENCE leaving the right of way of McGavock Pike N 55° 44' 00" W, 111.27 feet;

THENCE N 04° 22' 49" E, 68.71 feet;

THENCE N 55° 44' 00" W, 25.00 feet;

THENCE S 34° 18' 00" W, 361.63 feet to the point of beginning and containing 1.69 acres, more or less.

being the same property conveyed to Jack T. Pitt & wife Cathy C. Pitt, in OR 6536 - 547

EXHIBIT 'B'

PERMITTED ENCUMBRANCES BOOK 10992 PG 302

1. 1998 Metro taxes, a lien but not yet due and payable.

2. Lease by and between Charles W. Mars and wife, Ruby G. Mars, Lessors and National Advertising Company, Lessee, dated July 28, 1978, of record in Book 5385, page 445, Register's Office for said County (Tract I).

3. Assignment of lease from Charles W. Mars and wife, Ruby G. Mars to Provident Life and Accident Insurance Company of record in Book 5368, page 268, Register's Office for said County. Dated

4. Lack of direct access to the controlled highway on a portion of the Murfreesboro Road frontage as such right of access has been vested in the State of Tennessee by decree entered in Minute Book 9, page 29, Fifth Circuit Court of Davidson County, Tennessee, in the cause of the State of Tennessee vs. Louis May Smith et al, a certified copy of which is recorded in Book 4037, page 973, Register's Office for said County (Tract I).

5. The Plan of record in Book 5210, page 387, said Register's Office, shows an owner's certificate, certain notes and easements and a note stating the owner of Lot No. 1 shall have the duty of maintaining pumping station and force main. This shall be deemed a covenant running with Lot No. 1 and this duty shall be transferred to any subsequent owner of Lot No. 1 (Tract I).

6. The Plan of record in Book 6200, page 398, said Register's Office, shows an owner's certificate, certain easements and a 20 foot ingress and egress easement (Tract II).

7. Lack of direct access in and to Lot No. 1.

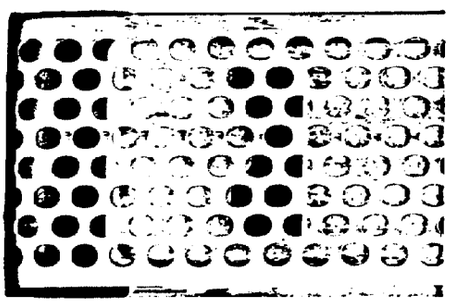
8. Rights of others, if any, in and to the land embraced within the appurtenant easement (Tract II).

9. Rights or claims of parties in possession.

0455054
IDENTIF. + REFERENCE
98 JUN 25 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5668 06/25 0101 03CHECK 7047.00

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



RECEIVED OF _____

FOR _____

BOOK 10992 PG 303

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

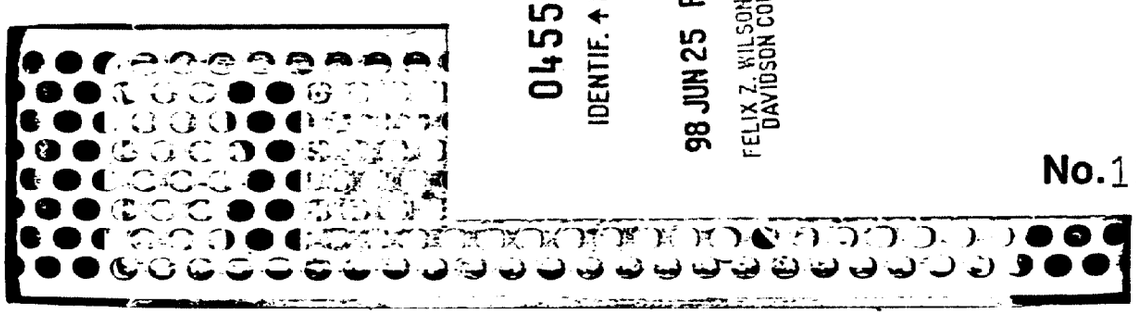
CAMT 1900000.00
CON TX 7030.00
PRFEE 1.00
MREEN 16.00
TOTAL 7047.00
CHECK 7047.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/98 01 13:57 0001 5668

0455054
IDENTIF. ▲ REFERENCE

98 JUN 25 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1311475