BOOK 10994 PG 397

PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

Maruti Corporation
925 Lebanon Road
Nashville, Tennessee 37210

Send Tax Bills To:

Same

Mortgagee:

Map & Parcel No.: 94-10-3

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **BIMAL A. PATEL, and wife, MAYA BIMAL PATEL**, the "Grantors" , have this day bargained and sold, and do hereby transfer and convey unto **MARUTI CORPORATION**, a Tennessee Corporation, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows, to-wit:

TRACT NO. 1

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the W. B. Lewis Property as of record in Book 21, Page 92, Register's Office for said county, described according to a survey by Ragen-Smith-Associates, Inc., Job No. 98-058 and Work Order 5807 dated May 5, 1998 as follows:

BEGINNING at an iron pin (new) in the southerly margin of Lebanon Pike at a point 97 feet eastwardly from the southeast corner of the intersection of Lebanon Road and Rucker Avenue, as measured along the margin of Lebanon Pike and the curving portion thereof; said point being further identified as a northeast corner of Lot "B" on the Map of W. M. Omohundro's Subdivision of Lot 17 and part of Lots 9 and 10 of the W. B. Lewis property of record in Book 332, Page 170 said Register's Office; thence,

1. North 84 degrees 50 minutes 59 seconds East along the southerly margin of Lebanon Pike, 148.00 feet to an iron pin (old); thence,
2. Leaving the margin of said road, South 09 degrees 32 minutes 10 seconds West, 170.44 feet to an iron pin (old) in the northerly margin of an alley; thence,
3. Westwardly along the margin of said alley, South 84 degrees 50 minutes 59 seconds West, 150.00 feet to an iron pin (new); thence,

4. Northeastwardly with the easterly line of Lot "B", North 10 degrees 11 minutes 04 seconds East, 170.96 feet to the POINT OF BEGINNING and containing 24,566 square feet or 0.564 acres, more or less.

TRACT NO. II

Land in Davidson County, Tennessee being Lot "B" on the Map of W. M. Omohundro's Subdivision of Lot No. 17 and parts of Lots 9 and 10 of the W. B. Lewis Property, as of record in Book 332, Page 170, Register's Office for said County, described according to a survey by Ragan-Smith-Associates, Inc., Job No. 98-058 and Work Order 5807 dated May 5, 1998 as follows:

BEGINNING at an iron pin (old) in the southerly margin of Lebanon Pike at the southeast corner of the intersection of Lebanon Pike and Rucker Avenue; thence,

1. Eastwardly with the southerly margin of Lebanon Pike, a 2,904.74--foot radius curve to the left, a distance of 84.64 feet to a P.K. nail (new); said curve has a chord bearing and distance of North 85 degrees 41 minutes 04 seconds East 894.63 feet; thence,
2. North 84 degrees 50 minutes 59 seconds East 12.36 feet to an iron pin (new) which is the northeast corner of the lot; thence,
3. With the easterly line of the lot, South 10 degrees 11 minutes 04 seconds West, 170.96 feet to an iron pin (new) in the northerly margin of an alley, a 12-foot right-of-way; thence,
4. Westwardly with the margin of said alley, South 84 degrees 50 minutes 59 seconds West 48.81 feet to an iron pin (old) in the easterly margin of Rucker Avenue, a 40-foot right-of-way; thence,
5. North 06 degrees 10 minutes 22 seconds West along the margin of said Rucker Avenue, 166.13 feet to the POINT OF BEGINNING and containing 12,052 square feet or 0.277 acres, more or less.

Being the same property conveyed to Bimal A. Patel by Deed from Sherman Clayton and wife, Pamela Clayton of record in Book 7812, page 917, said Register's Office for Davidson County, Tennessee.

This is improved property known as 925 Lebanon Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June, 1998.

BIMAL A. PATEL

MAYA BIMAL PATEL

State of Tennessee)
County of Davidson)

Before me, Jennifer D. Eason, a Notary Public in and for the State and County aforesaid, personally appeared the within named **BIMAL A. PATEL, and wife, MAYA BIMAL PATEL**, 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, Davidson County, Tennessee, this 15th day of June, 1998.

My Commission Expires:

July 28, 2001

Jennifer D. Eason
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6319 06/26 0101 03CHECK 2603.00

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of June, 1998.

My Commission Expires:

July 28, 2001

Jennifer D. Eason
NOTARY PUBLIC

Prepared by and return to:
Fearnley and Califf, PLLC
6389 Quail Hollow Road, Suite 202
Memphis, Tennessee 38120

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 JUN 26 PM 2:14

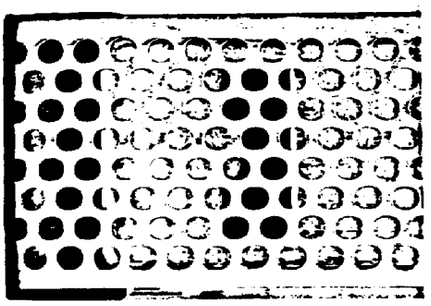
0455666
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

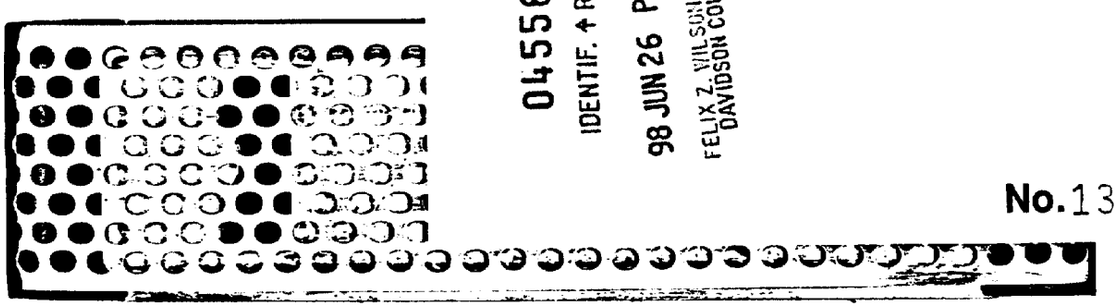
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				700000.00
			CON TX	2590.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2603.00
			CHECK	2603.00
06/26/98	01		14:14 0001	6319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455666
IDENTIF. # REFERENCE
98 JUN 26 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1312118