0550976 Box 36

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Esquire #3485
Ortale, Kelley Herbert & Crawford
200 Fourth Avenue
P.O. Box 198985
Nashville, TN 37219

99 FEB 19 PM 2:29

L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

Name and Address of New Owner:

Ramesh Surati
2615 Elm Hill Pike
Nashville, TN 37214

BOOK 11348 PG. 37

Send Tax Bills To:

New Owner

7952 02/19 0101 03CHECK 940.00

Street Address of Subject Property:

412 Royal Parkway, Nashville, TN

Map-Parcel No:

95-116.00

For and in consideration of the sum of Two Hundred Fifty Thousand and No/100 ($250,000.00) Dollars, the receipt and adequacy of which are hereby acknowledged, **CFRH, Inc.**, hereinafter called Grantor, has bargained and sold and by these presents does transfer and convey unto **Ramesh Surati**, hereinafter called Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat of the Weldon B. White, Jr. Trustee property, of record in Book 6900, page 175, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to CFRH, Inc., by Substitute Trustee's Deed from Jack F. Stringham, Substitute Trustee, of record in Book 9195, page 910, Register's Office for Davidson County, Tennessee, and by Decree for Redemption of record in Book 9168, page 515, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes and assessments for 1999 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on plan of record in Book 6900, page 175, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 5219, pages 836 and 839, in said Register's Office.

4. Easement for water mains of record in Book 5232, page 623, in said Register's Office.

5. Deed of Conveyance for sanitary sewer lines of record in Book 9988, page 942, in said Register's Office.

6. Easements conveyance to Metropolitan Government of Nashville and Davidson County, in Deed of record in Book 9520, page 786, in said Register's Office.

7. Slope easement agreement of record in Book 9565, page 230, in said Register's Office.

8. Rights in favor of the public in and to Royal Parkway.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as aforesaid.

Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to Grantee, his successors and assigns, against the lawful claims of all persons claiming by or through Grantor.

This Deed is made under and by virtue of a Resolution of the Board of Directors of the Grantor, adopted by unanimous written consent in lieu of a regularly convened meeting authorizing and directing the same to be done.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer on this the 19th day of February, 1999.

CFRH, INC.

By: Claudia E Pacsi

Print Name: Charles E. Pacsi

Its: Special Assets Officer

Commonwealth of Pennsylvania)
County of Allegheny)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Charles E. Pocsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged him self to be the Special Assets Officer of **CFRH, Inc.**, a corporation, the within named bargainor, and that as such Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal of office, at Pittsburgh, Pennsylvania, this 19th day of February, 1999.

Sara L Hafti
Notary Public

My commission expires:

Notarial Seal
Sara Lou Hafti, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 7, 1999
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania)
County of Allegheny)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Charles E Pocsi
Affiant

Sara L Hafti
Notary Public

My Commission Expires:

Notarial Seal
Sara Lou Hafti, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Nov. 7 1999
Member, Pennsylvania Association of Notaries

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11348 PG. 40

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0550976
IDENTIF. ↑ REFERENCE

99FEB 19 PM 2:29

BARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	0.12
ERR	CO
WDEED	0.12-
WDEED	12.00
CFEE	2.00
TOTAL	940.00
CHECK	940.00

02/19/99 01 14:39 0001 7952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427182