This Instrument Prepared By:

Steven L. West
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

BOOK 11421 PG. 580

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Huffines Properties, LLC 613 Ward Circle Old Hickory, TN 37138	Same	Map 96-13 Parcels 67 & 68

GENERAL 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, C. K. HIRANYA GOWDA and PETER R. KAPLAN ("Grantors") have bargained and sold, and by these presents do transfer and convey unto HUFFINES PROPERTIES, LLC, a Tennessee limited liability company ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 5th day of April, 1999.

1/26/02
My commission expires

Notary Public

STEVEN L. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth in Exhibit "B".

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is improved Property known as 2708 and 2712 Old Elm Hill Pike, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 5th day of April, 1999.

GRANTORS:

C. K. Hiranya Gowda

PC

Peter R. Kaplan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L. WEST, a Notary Public for the State and County aforesaid, C. K. Hiranya Gowda, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 1999.

Steven L West
Notary Public

My Commission Expires:

1/26/02

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

I:\WP51\DOCS\SLW\S_TRUST\HUFFINES\GENWARTY.DED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEVEN L. WEST, a Notary Public for the State and County aforesaid, Peter R. Kaplan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March April, 1999. SW

Steven L. West
Notary Public

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

1/26/02

I: \WP51\DOCS\SLW\C_TRUST\HUFFINES-GEIMARTY.DEE

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 64 and 65, on the Plan of Perry Heights Subdivision, as shown on the Plat of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made by a more particular description.

BEING the same property conveyed to C.K. Hiranya Gowda by Deed of record in Book 7073, page 238, Register's Office for Davidson County, Tennessee (Lot 64); and the same property conveyed to C.K. Hiranya Gowda by deed of record in Book 6985, page 838, said Register's Office (Lot 65). A one-half (1/2) undivided interest in the above-described property was conveyed to Peter Kaplan by Deed of record in Book 7120, page 894, said Register's Office.

0571174
INSTRUMENT REFERENCE
99 APR -7 PM 2:30
DAVIDSON COUNTY, TN.
9152 04/07 0101 03CHECK 892.50
I: WILL DOCS SUW S_TRUST HUFFINES GENWARTY.DED

CONTD NEXT PAGE

EXHIBIT "B"

EXCEPTIONS

1. 1999 taxes, a lien not yet due and payable. Tax Parcel Nos. 93-13-67 and 93-13-68.

2. All matters shown on the plat recorded in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

I: MISC DOCS SLW S_TRUST HUFFINES GRNMARTY.DEI

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11421 PG. 584-A

05711174

IDENTIFICATION REFERENCE

99 APR -7 PM 2:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 235000.00
CON TX 869.50
PRFEE 1.00
TDEED 20.00
ERR CO
TDEED 20.00-
WDEED 20.00
CFEE 2.00
TOTAL 892.50
CHECK 892.50

04/07/99 01 14:32 0001 9152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448169