THIS INSTRUMENT PREPARED BY

WILLIAM TIMOTHY HILL
1230 FIRST AMERICAN CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 256-1577

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $848,113.00

Affiant

Subscribed and sworn to before me, this the 1 day of November, 1999

Notary Public

My Commission Expires 12/9/00

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Raman G. Dayal<br>Suresh G. Dayal<br>211 N. First Street<br>Nashville, TN 37204 | Same | 94<br>26 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **Professional Real Estate Developers, LLC**, by these presents does hereby sell and convey unto **Raman G. Dayal and Suresh G. Dayal**, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee, being Parcel #(94) on tax Map 26 and more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Conference Drive at the northeasterly corner of Lot No. 1, Section One, Northgate Park as of record in Book 5200, page 101, Register's Office for Davidson County, Tennessee; said iron pin being 1930.9 feet south from the southerly right-of-way line of Long Hollow Pike as measured along the westerly right-of-way line of Conference Drive and proceeding as follows:

1. With the north line of Lot No.1, South 86 degrees 12 minutes 05 seconds West, 356.04 feet to an iron pin set at the northwesterly corner of Lot No. 1 and being on the easterly right-of-way line of Interstate 65; thence.

2. With the easterly right-of-way line of Interstate 65, North 22 degrees 56 minutes 13 seconds West, 164.52 feet to a highway concrete monument; thence,

3. Continuing with the easterly right-of-way lien of Interstate 65, North 21 degrees 22 minutes 36 seconds West, 358.23 feet to a point at the southwesterly corner of Lot No. 4, Section 8, Northgate Park as of record in Book 5200, page 512, said Register's Office.

4. With the south line of Lot No. 4, North 81 degrees 36 minutes 45 seconds East, passing a witness iron pin at 1.8 feet, a total of 315.73 feet to an existing iron pin on the westerly right-of-way line of Conference Drive; thence,

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5. With the westerly right-of-way line of Conference Drive, with aq curve to the left (radius 472.40 feet), southeasterly a distance of 214.37 feet to an iron pin set and having a chord bearing and distance of South 21 degrees 23 minutes 16.5 seconds East, 212.535 feet; thence,

6. Continuing with the westerly right-of-way of Conference Drive, South 34 degrees 23 minutes 18 seconds East, 200.00 feet to an iron pin set at the beginning of a curve; thence,

7. With said curve to the right (radius of 525.00 fee), southeasterly a distance of 42.47 feet to the point of beginning and having a chord bearing and distance of South 332 degrees 04 minutes 16 seconds East, 42.454 feet and containing 153,929 square feet or 3.534 acres.

Being the same property conveyed to Professional Real Estate Developers, LLC., by deed from Professional Real Estate Developers, Inc., of record in Book 11059, page 825, Register's Office for Davidson County, Tennessee.

Subject to the following:

1. Deed of Dedication from Northgate Industrial Park to Madison Suburban Utility District of Davidson County, Tennessee of record in Book 5588, page 905, said Register's Office regarding water mains, attached fittings, valves, fire hydrants located and installed on the streets of Northgate Park.

2. Restrictive Covenants of Northgate Industrial Park filed for record in Book 5069, page 633, Register's Office.

3. Communications Systems Right of Way and Easement Agreement to American Telephone and Telegraph Company of record in Book 6831, page 283, Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD this said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 2 day of October, 1999.

PROFESSIONAL REAL ESTATE DEVELOPERS, LLC

By: _____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me Charlotte S Henry, a Notary Public in and for the State and County aforesaid, personally appeared Ramon Dayal, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Professional Real Estate Developers, LLC, a Limited Liability Company, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as Chief Manager.

Witness my hand and official seal this 29th day of October, 1999, at Nashville, Tennessee.

Charlotte S Henry
NOTARY PUBLIC

My Commission expires My Commission Expires MAY 26, 2002

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# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11732 PAGE 358

| | | |
|---|---|---|
| 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 |

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|---|---|
| CAMT | |
| | 848113.00 |
| CON TX | 3138.02 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 3153.02 |
| CHECK | 3153.02 |

11/04/99 01 11:44 0001 8072

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1535807