40A

WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 1/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahesh Zaveri	New Owner	MAP 97
(NAME)	(NAME)	
3414 Percy Priest Drive		PARCEL 36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAI Incorporated, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mahesh Zaveri and wife, Rekha Zaveri

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Instr:200005150048911 Page: 1 OF 3
REC'D FOR REC 05/15/2000 3:35:07PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $4662.00

unimproved ( )
This is improved (X) property, known as 3414 Percy Priest Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 May, 2000

SAI Incorporated, a Tennessee Corporation

By: _____

Atul N. Gordhan, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Atul N. Gordhan with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the SAI Incorporated the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Atul N. Gordhan as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of May, 2000.

My commission expires 11/30/2001

_____
Notary Public

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

EXHIBIT A

Land on Percy Priest Drive in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, described in accordance with a survey by Ellers, Hudson and Associates, Inc., dated September 11, 1987, as follows:

Beginning at an iron rod on the northern right-of-way of Percy Priest Drive, said iron rod being 942.47 feet more or less westerly from the centerline of Stewarts Ferry Pike; thence with the common property line with Music City Motels, Inc. as of record in Book 5905, page 1, Register's Office for Davidson County, Tennessee, North 05 degrees 34 minutes 45 seconds East a distance of 289.55 feet to a concrete monument on the southern right-of-way of Interstate 40; thence with said right-of-way North 8 degrees 14 minutes 12 seconds West a distance of 444.15 feet to an iron rod; thence leaving said right-of-way with the common line with Larchwood, Inc., as of record in Book 3035, page 243, said Register's Office, South 03 degrees 50 minutes 58 seconds West a distance of 53.91 feet to an iron rod; thence continuing with said common line South 11 degrees 02 minutes 49 seconds East a distance of 207.69 feet to an iron rod on the northern right-of-way of Percy Priest Drive; thence with said right-of-way along a curve to the left having a radius of 1370.00 feet, an arc length of 381.22 feet, a central angle of 15 degrees 56 minutes 36 seconds and a chord of 379.99 feet along a bearing of South 87 degrees 27 minutes 17 seconds East to the point of beginning and containing 2.69 acres, more or less.

Being the same property conveyed to Sai Incorporated by deed from Atul N. Gordhan, Narandas G. Patel and Madhuben N. Patel, a Partnership of record in Book 8275, page 904, said Register's Office.

This conveyance is made subject to the following: (1) Taxes for the year 2000, which have been assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 6900, page 812; (3) Conveyances of sewer lines to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 5569, page 99; (4) Deed of Trust of record in Book 9729, page 872; (5) Assignment of Rents and Leases of record in Book 9729, page 878; (6) UCC 1 Financing Statement of record in Book 9729, page 885, and (7) Lease with BellSouth Mobility Inc. as Tenant, a Memorandum of which is of record in Book 10330, page 204, all in the Register's Office for Davidson County, Tennessee.