WARRANTY DEED

DELLANA LASH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY COMMISSION EXPIRES: AUGUST 25, 2005

02B-6650-D

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 8/25/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David W. McMackin, 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott F Parker (NAME)	Scott Parker (NAME)	
181 Hicks Rd. (ADDRESS)	181 Hicks Road (ADDRESS)	142
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	pt 144

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, Sadhana Ashram, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott F Parker

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 Exhibit A for Legal description

Being the same property conveyed to Sadhana Ashram, Inc. by deed dated 08/19/95 and recorded in Book 9768, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is subect to any and all restrictions, easements, setback lines, conditions, palt of record, and encumbrances of record in the Register's Office for the aforesaid county.

Davidson County DEEDWARR
Recvd: 04/29/02 15:22 3pgs
Fees:18.00 Taxes:138.75

20020429-0052398

unimproved ( )
This is improved (X) property, known as 181 Hicks Rd., Nashville, Tennessee 37221
(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 16th day of April 2002

Sadhana Ashram, Inc
By:

Steve Sabine (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 WILLIAMSON

Before me, the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared STEVE SABINE and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the Sadhana Ashram, Inc the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said STEVE SABINE as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 16th day of April, 2002.

My commission expires _____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
JULY 27, 2002

_____
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

181 Hicks Road
Nashville, Tennessee

Tract I:
Being in the 9th Civil District of Davidson County, Tennessee, described according to a mortgage loan inspection made by Campbell, McRae & Assoc., License No. 1873, dated July 12, 1994, as follows:

Beginning at an iron pin, said iron pin being the northeast corner of the property conveyed to Turney Stevens by deed of record in Book 4513, page 294, RODC, TN, and the southeast most corner of the herein described property; thence with said Stevens property line, S 69 deg. 50 mins. W 153.5 feet to an iron pin; thence S 83 deg. 30 mins. W 120.0 feet to a point; thence S 65 deg. 30 mins. W 177.0 feet to a point; thence S 39 deg. 10 mins. W 153.0 feet to a point; thence S 28 deg. 15 mins. W 163.0 feet to a point; thence S 11 deg. 30 mins. 101.0 feet to a point; thence leaving Stevens property line, N 56 mins. 41 secs. W 55.3 feet to a point; thence N 11 deg. 30 mins. E 88 feet to a point; thence N 28 deg. 15 mins. E 175.5 feet to a point; thence N 39 deg. 10 mins. E 169.9 feet to a point; thence N 65 deg. 30 mins. E 197.1 feet to a point; thence N 83 deg. 30 mins. E 122 feet to a point; thence N 69 deg. 50 mins. E 125.6 feet to a point in the southerly margin of Hicks Road; thence with Hicks Road, southeasterly 55.3 feet to the point of beginning.

TRACT II:
Being Tract No. 3 on the Plan of H. H. Dillard Property, in the 9th Civil District of Davidson County, Tennessee, and described from a map made by Cary M. Cummings, Surveyor, March 17, 1968, as follows: BEGINNING at an iron pin at an elm at the common corner of Tracts Nos. 2 ands 3, also being the southeast corner of the property conveyed to Martin W. Kellogg by deed from H. H. Dillard and wife, of record in Book 4223, page 477; thence S 1 deg. 20 mins. W 162 feet to an iron pin in hackberry; thence along Hayes line, S87 deg. 1 min. W 96.8 feet to an iron pin in the center of an old farm road; continuing N 64 deg. 15 mins. W 328.2 feet to an iron pin; thence along the westerly boundary of Valley West Subdivision. N 25 deg. 21 mins. E 240.11 feet to an iron pin in the southwesterly corner of the Kellogg tract above set out; thence with the line between Tract 2 and 3, S 56 deg. 41 mins. E 351.7 feet to the beginning, containing 1.86 acres, more or less.