WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 05/29/02 10:17 2pgs
Fees:13.00 Taxes:327.45

20020529-0064845

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 28, 2006
(AFFIX SEAL)

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 2/28/2006

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mishra Investments LLC (NAME)	AMSOUTH BANK of Tennessee (NAME)	P/O-43-1-81
1241 Pierce Road (ADDRESS)	315 Deaderick Street (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37238-0409 (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, RHOTEN DEVELOPMENT INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mishra Investments LLC

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:

TRACT 1:
Land in Davidson County, Tennessee, being the westerly 18 feet of Lot No. 3 and the easterly 57 feet of Lot No. 4 as shown on the Plan of the Re-Subdivision of the dixie Pure Food Company's Subdivision, as of record in Book 421 at page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhoten Development Inc. by deed of record in Instrument Number 20020403-0040778, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being 33 feet of the westerly part of Lot No. 3 same beginning at the 18 foot line of Lot No. 3 presently owned by John R. Stinson and wife, Ester Stinson, which fronts with said 18 feet to give John R. Stinson and wife, Ester Stinson, 51 feet of the westerly part of Lot No. 3 as shown on plan of the re-subdivision of DIxie Pure Foods Company's Subdivision of record in Book 421 at page 30 of the Register's Office for Davidson County, Tennessee.
Said part of said Lot No. 3 fronts 33 feet on the southerly margin of Woods Avenue and runs back between lines 203.5 feet on the westerly line and an estimated 190 feet, more or less, on the easterly line to the northerly margin of Lot No. 12 and measures 45 feet, more or less on the rear.

Being the same property conveyed to RHOTEN DEVELOPMENT INC., by deed of record in Instrument Number 20020403-0040778, Register's Office for Davidson County, Tennessee.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1241 Pierce Road, Madison, Tennessee 37115
(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 May, 2002

RHOTEN DEVELOPMENT INC.
By:
Charles E. Rhoten, 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 SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles E. Rhoten and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the RHOTEN DEVELOPMENT 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 Charles E. Rhoten as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, TN 37077-1826 on this the 7th day of May, 2002.

My commission expires February 28, 2005

_____
Notary Public

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires 2/28/2005

LEGAL DESCRIPTION CONTINUATION

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 5 and the westerly part of Lot No. 4 on the Map of a Resubdivision of Dixie Pure Food Company's Plan, as of record in Book 421 at page 30, Register's Office for said County, and described as follows:
Beginning at a point in the southerly margin of Woods Avenue, at the intersection with the east line of Palmer Avenue; thence with the margin of Palmer Avenue, southwesterly 236 feet to a point, and continuing with the east margin of said Avenue, southerly 30 feet to the corner of Lot 12; thence with the north line of Lot 12, easterly 125.9 feet to the southwest corner of the property conveyed to William D. Evans and wife, by deed from A. L. Calhoun, of record in Book 1582 at page 314, said Register's Office; thence along Evans' westelry line, northerly 228 feet more or less to the southerly margin of Woods Avenue; thence withthe margin of the same westerly 143 feet to the beginning.

Being the same property conveyed to RHOTEN DEVELOPMENT INC., by deed of record in Instrument Number 20020403-0040778, Register's Office for Davidson County, Tennessee.

TRACT 1, TRACT 2 and TRACT 3:
Being the same property conveyed to RHOTEN DEVELOPMENT INC. by deed of record in Instrument Number 20020403-0040778, Register's Office for Davidson County, Tennessee.
A portion of above described property having since been subdivided.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY, NOW KNOWN AS:

Land in Davidson County, Tennessee, being Lot No. 1, 2, 3 and 4 of the Final Plat for Stinson Estates in Instrument Number 20020501-0053635, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This conveyance is subject to taxes for the year 2002 and thereafter and easements and restrictions of record.