BOX 58-B

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDTRS
Recvd: 05/30/02 15:38 4pgs
Fees:23.00 Taxes:4276.66
20020530-0065817

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Prakash Jaju et al	SAME	19-00-0 15.00
1113 Indian Pointe Drive		
Brentwood, Tennessee 37027		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust (Participation) dated December 30, 1998, executed by Prasad, LLC, to David B. Gray, TRUSTEE, of record in Book 11278, page 208, Register's Office for Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, Trustee caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 11:00 o'clock a. m., prevailing time on Friday, May 24, 2002, at the south front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in the Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a prior lien against said property; and

WHEREAS, David B. Gray, Trustee, by and through his duly authorized agent, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Million One Hundred Fifty Five Thousand Eight Hundred Fifty Four and 10/100 Dollars ($1,155,854.10) by Prakash Jaju, a one-half (1/2) undivided interest, Kirrit R. Bhikha, a one-sixth (1/6) undivided interest, Atul Kapadia, a one-sixth (1/6) undivided interest and Natvar Patel, a one-sixth (1/6) undivided interest, as tenants in common, (hereinafter referred to as the "Grantees"), and the Property was knocked off and sold to the Grantees.

NOW, THEREFORE, in consideration of the premises and sum of

One Million One Hundred Fifty Five Thousand Eight Hundred Fifty Four and 10/100 Dollars ($1,155,854.10) cash in hand paid by the Grantees, David B. Gray, Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

DESCRIPTION

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, and lying within the City of Goodlettsville, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the northerly right-of-way line of Long Hollow Pike. To reach the point of beginning, begin at an iron pin on the northerly right-of-way line of Long Hollow Pike at the south end of the easterly return curve at East Cedar Street and Long Hollow Pike with a curve to the left (radius 1390.39 feet), northeasterly a distance of 359.05 feet to an existing concrete highway monument at end of said curve; thence continuing with the northerly right-of-way line of Long Hollow Pike; North 34° 51′ 56″ East 171.91 feet to the point of beginning; thence

1. With a line severing the property of which this is a part, North 55 deg. 08′ 04″ West 240.00 feet to an iron pin set; thence

2. Continuing with severance line, South 38 deg. 41′ 35″ West 419.85 feet to an iron pin set on the easterly right-of-way line of East Cedar Street; thence

3. With the easterly right-of-way line of East Cedar Street, North 9 deg. 45′ 57″ West 231.50 feet to an iron pin set at the beginning of a curve; thence

4. With said curve to the left (radius 246.77 feet), northwesterly a distance of 306.57 feet to an iron pin set and having a chord bearing and distance of North 45 deg. 21′ 22″ West 287.233 feet; thence

5. Leaving the easterly right-of-way line of East Cedar Street, North 37 deg. 09′ East passing an iron pin set on survey line at 15.06 feet, a total of 85.00 feet, more or less, to the center of Mansker Creek; thence

6. With Mansker Creek, South 82 deg. 36′ East 142.18 feet to a point; thence

7. North 70 deg. 18′ East 420.83 feet to a point; thence

8. Leaving Mansker Creek and with a line severing the property of which this is a part, South 55 deg. 08′ 04″

East, passing an iron pin on survey line at 82.87 feet, more or less a total of 340.20 feet to an iron pin set on the northerly right-of-way line of Long Hollow Pike; thence

9. With the northerly right-of-way line of Long Hollow, South 34 deg. 51' 56" West 288.0 feet to the point of beginning.

Together with a permanent, non-exclusive easement for the purpose of constructing, using and maintaining a sanitary sewer and a water line and appurtenant works in said easement, including the right to clean, repair and care for said sanitary sewer and water line and access to said easement for said purpose, which is more particularly described in Deed of Easement, of record in Book 6382, page 759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PRASAD, LLC, a limited liability company, by deed of record in Book 11278, page 184, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever.

And Trustee covenants with the Grantees that he is lawfully seized and possessed of said real property as Trustee only and, by the terms of the Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all prior mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Trustee further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of any persons claiming by or through him as Trustee, but no further or otherwise; it being the intention of the Trustee only to convey to Grantees no greater title in the subject real estate than he received as Trustee and that, as Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, plat or plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory

rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 29th day of May, 2002.

David B. Gray, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, David B. Gray, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2002.

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires:

9/22/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,155,854.10.

AFFIANT

Subscribed and sworn before me on this 29th day of May, 2002.

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires:

9/22/02