41
Stp

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
AXAR Properties	Map 60-8, Parcel 11.01	AXAR PROPERTIES c/o V.F. Patel 1557 Market Square ~~Hermitage, TN 37076~~

This instrument prepared by: Daniel H. Puryear, Esq., Suite 450 Pilcher Building, 144 Second Avenue, N., Nashville, TN 37201.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BOBBY G. NOLEN,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **AXAR PROPERTIES, a Tennessee general partnership** (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all rights of third parties and all encumbrances shown in the public records of Davidson County, Tennessee, including the following:

Real estate taxes for the current year have been prorated between the parties. Grantee shall be responsible for the payment of the taxes for the year 2002 on the Property.

This is improved property known as 3010 Dickerson Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Davidson County DEEDWARR
Recvd: 07/25/02 16:05 3pgs
Fees:18.00 Taxes:1184.00
20020725-0089558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this 18th day of July, 2002.

Notary Public
My Commission Expires: 5/30/04

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 18th day of July, 2002.

BOBBY G. NOLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bobby G. Nolen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 18th day of July, 2002.

NOTARY PUBLIC
My Commission Expires: 5/30/06

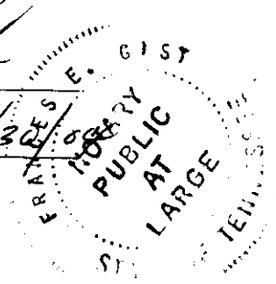


EXHIBIT A

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, originally a part of Lot No. 5 on the Plan of C. Y. Hooper Lands, as of record in Minute Book "C" , page 400, of the Chancery Court at Nashville, and shown on the south part of a tract marked "Rogers" on the Map of the Subdivision of the James Cunningham Place, as of record in Book 421, page 173, Register's Office for said County, and being also known as part of Lots Nos. 1 and 2 of the S. H. Chester Farm, not of record, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, February 8, 1964, as follows:

Beginning at an iron pin in the westerly margin of Dickerson Pike, being the northeast corner of a subdivision known as Eillhurst Acres, Section 3 as of record in Book 2331, page 86 Register's Office for Said County; thence along the north line of said Subdivision , North 81 deg. 28' west 160 feet to an iron pin; thence North 12 deg 17' East 132.0 feet to an iron pin; thence South 81 deg 28' East 160 feet to an iron pin in the westerly margin of Dickerson Pike; thence along the westerly margin of said Pike, South 12 deg 17' west 132 feet to the point of beginning

Being the same property conveyed to Bobby G. Nolen by deed from Bertha Richmond of record in Book 6851, Page 541, Register's Office for Davidson County, Tennessee.