This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
SHAH ENTERPRISE, LLC
525 Tobylynn Drive
Nashville, TN 37211

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 12/19/02 15:35 2pgs
Fees:13.00 Taxes:925.00
20021219-0157106

MAP AND PARCEL:
MAP 72-15
PARCEL 234.00
15DA-35215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ashokkumar V. Chudasama, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SHAH ENTERPRISE, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 1, on the Plan of Shinkle's Subdivision, of record in Plat Book 843, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ashokkumar V. Chadusama, by deed from Charles F. Goggin, United States Marshall, Middle District of Tennessee of record in Book 9332, Page 305, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 843, Page 6, said Register's Office.

Taxes for 2002 have been pro-rated and paid.

This is improved property known as 1520 Porter Road, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SHAH ENTERPRISE, LLC, its successors and assigns, forever; and I, Ashokkumar V. Chudasama, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of December, 2002.

Ashokkumar V. Chudasama
Ashokkumar V. Chudasama

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ashokkumar V. Chudasama, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of December, 2002.

Grace N. Floyd
NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 250,000.00.

Jagdish H. Shah
AFFIANT

Subscribed and sworn to before me this 13th day of December, 2002.

Grace N. Floyd
NOTARY PUBLIC
My Commission Expires: 11/27/2004