This instrument prepared by:
MURFREE, COPE, HUDSON & SCARLETT, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

HARE KHRISHNA CORPORATION
1805 Highway 231 South
Bethpage, TN 37022

SEND TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 07/18/03 11:56 2pgs
Fees:13.00 Taxes:4625.00

20030718-0101162

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED
Map 51-4-145 & 51-8-188

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, C & C INVESTMENTS, a partnership composed of Curtis L. Ellis, Sr. and Celia D. Ellis, hereinafter grantor, has this day bargained and sold and does hereby transfer and convey unto HARE KHRISHNA CORPORATION, hereinafter grantee, its successors and assigns, forever, the following described real estate situated in the Davidson County, Tennessee, to-wit:

BEING all of Lot No. 3, on the Plan of COARSEY-DRIVER COMMERCIAL SUBDIVISION, as of record in Plat Book 4675, page 157, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to size, location and description of said lot.

BEING a portion of the same property conveyed to C & C Investments, a partnership composed of Curtis L. Ellis, Sr. and Celia D. Ellis, by deed of record in Book 10885, page 289, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable, and of record, and to all zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except the 2003 property taxes which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the grantor to the grantee upon delivery of this deed.

WITNESS THE HANDS OF THE UNDERSIGNED on this the 17th day of July, 2003.

C & C INVESTMENTS

By: _____
CURTIS L. ELLIS, SR., Partner

By: _____
CELIA D. ELLIS, Partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, CURTIS L. ELLIS, SR. and CELIA D. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oathes, acknowledged themselves to be the Partners of C & C INVESTMENTS, the within named bargainor, a partnership, and they as Partners, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the partnership by themselves as Partners.

WITNESS MY HAND AND OFFICIAL SEAL on this the 17th day of July, 2003.

My commission expires:
9-23-2003

_____
NOTARY PUBLIC

JEFFREY L. ROAD
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me,
this 17th day of July, 2003.

_____
NOTARY PUBLIC
My commission expires: 9-23-2003

JEFFREY L. ROAD
Notary Public At Large
RUTHERFORD COUNTY, TN