Davidson County DEEDWARR
Recvd: 11/08/04 10:02 3pgs
Fees:18.00 Taxes:1054.50

20041108-0134121

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
TriStar Ventures, LLC	New Owner	Map134-00
9426 Cave Spring		Part of Parcel 196
Brentwood, TN 37027		12106 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dutt, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **TriStar Ventures, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, as shown on the revised final plat for Dutt LLC Property Wallace Road, Nashville, Tennessee of record in Instrument Number 20040514-0056701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Dutt, LLC, a Tennessee limited liability company by deed of record in Book 10779, page 884, and by Quitclaim Deed of record in Book 10779, page 889, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Instrument Number 20040514-0056701, said Register's Office.
3. Sewer Easement of record in Book 3313, page 180, said Register's Office.
4. Terms provisions, requirements, conditions, obligations, agreements and stipulations contained in the lease from Hew, Inc. To The Lamar Corporation of record in Book 6947, page 112, said Register's Office.

This is improved property commonly known as 97 Wallace Road, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me this 3 day of ~~October~~, 2004.

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of ~~October~~ November, 2004.

Dutt, LLC, a Tennessee limited liability company

By: Jayesh O. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jayesh O. Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Mgr of Dutt, LLC, a Tennessee limited liability company and that he/she as such Chief Mgr executed the foregoing instrument for the purpose therein contained, by signing the name Dutt, LLC, a Tennessee limited liability company by himself/herself, as Chief Mgr.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of ~~October~~ November, 2004.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mahesh Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dutt, LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2004.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Suman Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dutt, LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2004.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Yogendra Patel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Dutt, LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2004.

Notary Public

My Commission Expires: 9-24-2005