310 BRDS JC

THIS INSTRUMENT PREPARED BY:
Kim B. Watson
Waller Lansden Dortch & Davis, PLLC
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/01/05 12:12 4 pg:
Fees:23.00 Taxes:5550.00
20050601-0061635

Address New Owners as follows:	Send Tax Bills to:	Map-Parcel No.
Lalikant K. Modi 2812 - A White Oak Dr. Nashville, TN 37215	Same	Map 93-10 Parcel Nos. 389, 390, 391 and 393

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, RAGLAND CORPORATION, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does hereby convey unto LALIKANT K. MODI ("Grantee"), his successors and assigns, an undivided sixty-two and one half percent (62½ %) interest in and to a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly described as follows:

The real property more particularly described in Exhibit A attached hereto (the "Property").

This is improved property located at 310, 316, 318 and 326 4th Avenue South, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 31st day of May, 2005.

GRANTOR:

RAGLAND CORPORATION,
a Tennessee corporation

By: ELIZABETH CHALFANT
Name: Elizabeth L Chalfant
Title: CEO President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ELIZABETH CHAFFANT, 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 CEO, PRESIDENT of RAGLAND CORPORATION, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such CEO, PRESIDENT.

Witness my hand and seal, at office, this 31ST day of May, 2005.

Notary Public

My Commission Expires: 11/24/07

LARRY MULLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this the 31ST day of May, 2005.

Notary Public

My Commission Expires: 11/24/07

LARRY MULLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a pk nail set on the easterly right-of-way line of 4th Avenue South, 68 feet in width (field measured), at a corner common with the property conveyed to I-65 Realty Partners, LLC of record in instrument number 20020304-0026600;

Thence leaving the easterly right-of-way line of 4th Avenue South with the southerly property line of said I-65 Realty Partners, North 62 deg 58 min 47 sec East, 82.21 feet to a pk nail set;

Thence with the westerly property line of I-65 Realty Partners, South 27 deg 03 min 36 sec East; 26.00 feet to a pk nail set;

Thence with the southerly property line of I-65 Realty Partners, North 62 deg 36 min 52 sec East, 65.00 feet to a pk nail set on the westerly right-of-way line of Almond Street, 36 feet in width (field measured);

Thence with the westerly right-of-way line of Almond Street for the following two calls:
1) South 26 deg 49 min 05 sec East, 292.60 feet to an iron rod set;
2) With a curve to the right having a radius of 19.69 feet, a curve length of 30.68 feet, a central angle of 89 deg 15 min 56 sec, and a chord bearing and distance of South 17 deg 51 min 01 sec West, 27.67 feet to a point in the northerly right-of-way line of Gateway Boulevard, 135.83 feet in width;

Thence with the northerly right-of-way line of said Gateway Boulevard, South 62 deg 28 min 59 sec West, 99.62 feet to a point on the easterly right-of-way line of said 4th Avenue South;

Thence with the easterly right-of-way line of 4th Avenue South for the following two calls:
1) With a curve to the right having a radius of 25 feet, a curve length of 39.34 feet, a central angle of 90 deg 09 min 37 sec, and a chord bearing and distance of North 72 deg 26 min 13 sec West, 35.40 feet to an iron rod set;
2) North 27 deg 21 min 24 sec West, 313.81 feet to the Point of Beginning; containing 47,399 square feet or 1.088 acres ± according to that certain ALTA/ACSM Land Title Survey dated May 5, 2005 by R. Scot Cherry, Registered Surveyor's No. 1512.

Being part of the same property conveyed to the Ragland Corporation of record in deed book 5905, page 527 and the same property conveyed to the Ragland Corporation of record in book 1235, page 44; deed book 3160, page 227 and in deed instrument number 20040923-0115224, all of record at the Register's office for Davidson County, Tennessee

LESS AND EXCEPT:

Parcel 386

Being a tract of land in Nashville, Tennessee, lying in the 6th Councilmatic District of Davidson County. Bounded on the north and east by 1-65 Realty Partners, L.L.C., as recorded in Instrument Number 200203040026600, Registers Office of Davidson County (RODC); bounded on the south by Lewis Children's Trust and J.E. McCullough, as recorded in Instrument Number 200203110029904, RODC; and bounded on the west by the eastern Right of Way (ROW) of 4th Avenue South. Being portions of Lots 22 and 23 of Kirkman Subdivision of Davidson Acadamy, as recorded in Book R, Page 460, RODC. Tract being described as follows:

Beginning at a point lying on said eastern ROW of 4th Avenue South said point being S32°56'16"E 19.00' from the intersection of said eastern ROW of 4th Avenue South and the southern ROW of Molloy Street and being the northwest corner of the tract being described; thence leaving said ROW of 4th Avenue South with the following: N57°21'18"E 83.16 to a point, said point being the northeast corner of the tract being described; thence S32°41'05"E 26.00 to a point, said point being the southeast corner of the tract being described; thence S56°59'23"W

83.04' to a point lying on the said eastern ROW of 4th Avenue South, said point being the southwest corner of the tract being described; thence along said ROW of 4th Avenue South N32°56'16"W 26.53' to the point of beginning.

Containing 2,183 square feet or 0.05 acres.

Parcel 388

Being a tract of land in Nashville, Tennessee, lying in the 6th Councilmatic District of Davidson County. Bounded on the north by Lewis Children's Trust and J.E. McCullough, as recorded in Instrument Number 200203110029904, Register's Office of Davidson County (RODC), and by I-65 Realty Partners, L.L.C., as recorded in Instrument Number 200203040026600, RODC; bounded on the east by the western Right of Way (ROW) of Almond Street; bounded on the south by Ragland Corporation as recorded in Deed Book 3160, Page 227, RODC; and bounded on the west by the eastern ROW 4th Avenue South. Being the southerly 19' of Lot 23 and the northerly 30.5' of Lot 24 of Kirkman Subdivision of Davidson Acadamy, as recorded in Book R, Page 460, RODC. Tract being described as follows:

Beginning at a point lying on said eastern ROW of 4th Avenue South, said point being S32°56'16"E 67.52' from the intersection of said eastern ROW of 4th Avenue South and the southern ROW of Molloy Street and being the northwest corner of the tract being described; thence leaving said ROW of 4th Avenue South N56°59'23"E 148.04' to a point lying on said western ROW of Almond Street, said point being the northeast corner of the tract being described; thence along said ROW of Almond Street S32°34'34"E 49.44' to a point, said point being the southeast corner of the tract being described; thence leaving said ROW of Almond Street S57°20'10"W 147.73' to a point lying on the said eastern ROW of 4th Avenue South, said point being the southwest corner of the tract being described; thence along said ROW of 4th Avenue South N32°56'16"W 48.52' to the point of beginning.

Containing 7,243 square feet or 0.17 acres, according to that certain Boundary Survey dated September 9, 2004 by Robert M. Searson, Registered Surveyor's No. 1666.

Being the same property conveyed to Ragland Corporation by deeds of record as Instrument Nos. 20040923-115224 and 20040923-115225 in the Register's Office of Davidson County, Tennessee.