Davidson County DEEDWARR
Recvd: 07/08/05 16:18 3 pgs
Fees:18.00 Taxes:259.00

20050708-0079557

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43937 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAYDEN & RICHARDSON INVESTMENTS, LLC	SAME AS NEW OWNER	22-209
6373 Old Hickory Boulevard		14D 52381
Whites Creek, Tennessee 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

K. P. Channabasappa, Executor of the Estate of K. P. Prasannakumar, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden & Richardson Investments, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Description

Being the same property conveyed to K. P. Prasannakumar, unmarried, by deed from Zelma E. Mayfield, a widow, of record in Book 7880, page 93, Register's Office for Davidson County, Tennessee. The said K. P. Prasannakumar having since died and by his Last Will and Testament, K. P. Channabasappa was appointed Executor. Said Will was probated as Case Number 1574P, Chancery Court of Warren County, Tennessee.

Unimproved (X)
This is improved ( ) property known as Approx. 5.04 Ac. Whites Creek Pike, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 7th day of June, 2005

K P Channabasappa, EXECUTOR OF K.P. PRASANNAKUMAR'S ESTATE

K. P. CHANNABASAPPA, EXECUTOR OF THE ESTATE OF
K. P. PRASANNAKUMAR, DECEASED

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named K. P. CHANNABASAPPA, Executor of the Estate of K. P. PRASANNAKUMAR, DECEASED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

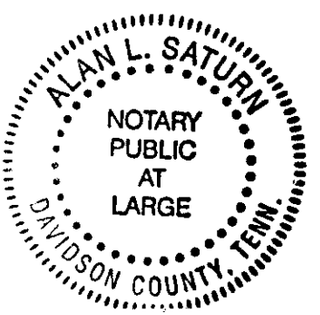


EXHIBIT "A"

LEGAL DESCRIPTION

A certain parcel or tract of land lying in the 2nd (formerly 14th) Civil District of Davidson County, Tennessee and being more particularly described according to a survey made by William M. Keel, Registered Land Surveyor No. 990, dated June 23, 1989, as follows:

BEGINNING at an iron pin in the north right-of-way of Whites Creek Pike (State Route 65); said point being the southwest corner of a 1.31 acre tract as conveyed to Jesse A. Downs, et ux, by deed of record in Book 6462, page 64, of the Register's Office of Davidson County, Tennessee. Thence, with said right-of-way, on a curve to the right having a radius 298.30 feet for a distance of 415.99 feet to an iron pin; thence, North 40 degrees 56 minutes 00 seconds West 236.90 feet to an iron pin; thence, with a curve to the left having a radius of 377.03 feet for a distance of 142.14 feet to an iron pin; thence, leaving the said north right-of-way of Whites Creek Pike, North 72 degrees 30 minutes 05 seconds East, 485.00 feet to an iron pin; thence, South 44 degrees 25 minutes 45 seconds East, 401.00 feet to an iron pin in the west line of Jesse A. Downs' 1.31 acre tract; thence, South 28 degrees 01 minutes 16 seconds West, 210.00 feet to the point of BEGINNING, containing 5.04 acres, more or less.

INCLUDED with this conveyance is a 60-foot wide permanent right-of-way easement for ingress/egress to the remainder of the Mayfield Property. This easement is located along the northwesterly boundary of the property described herein and is at all times parallel to and adjacent to the northwesterly boundary of the property described herein. The easement begins at the northerly right-of-way of Whites Creek Pike (State Route 65) and ends at the northeasterly boundary of the property described herein. The easement is granted to Zelma E. Mayfield and her successors and assigns.