Davidson County DEEDWARR
Recvd: 07/29/05 14:57 4 pgs
Fees:23.00 Taxes:11470.00

20050729-0089142

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
RAMDEV JI, LLC	New Owner	Map 108-1
1637 Stokley Lane		Parcel 56.00
Old Hickory, TN 37138		26b

This instrument prepared by : Belle Meade Title, 4515 Harding Rd, Suite 315, 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, **Sophia Darsinos, Evagelos Darsinos, Antonio Darsinos, and Spiros Darsinos as tenants in common** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **RAMDEV JI, 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:

SEE ATTACHED EXHIBIT A

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 2005 and subsequent years.
2. Restrictive Covenants of record in Book 5341, page 593, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 519 Donelson Pike, Nashville, TN 37214

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $3,100,000.00.

Affiant

Subscribed and sworn to before me this day of July, 2005.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF Jul 2005

Deputy Register

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

And Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2005.

Evagelos Darsinos by Antonio Darsinos his attorney in fact

Evagelos Darsinos,by Antonio Darsinos his attorney in fact

Antonio Darsinos

Sophia Darsinos

Spiros Darsinos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2005, before me personally appeared Sophia Darsinos, Spiros Darsinos and Antonio Darsinos to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Antonio Darsinos, 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 attorney-in-fact for Evagelos Darsinos, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Evagelos Darsinos by himself as attorney-in-fact.

Witness my hand, at office, this 28th day of July, 2005.

Notary Public

My commission expires: 9-24-2005

PROPERTY DESCRIPTION: EXHIBIT A

Two tracts of land located in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto.

Tracts 1 and 2 also being known as Lot No. 1 on the Plan of Darsinos Subdivision of record in Plat Book 8250, page 502, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT 1: Being the same property conveyed to Spiros Darsinos as to 50% undivided interest, Evangelos Darsinos a/k/a Evagelos Darsinos, a/k/a Angelo Darsinos as to a 22.56185% undivided interest, Sophia Darsinos as to a 25% undivided interest and Antonio Darsinos as to a 2.43815% undivided interest by deeds from Jack Ham and Kathryn Ross Ham to Spiros Darsinos and Angelo (Evangelos) Darsinos of record in Book 6805, pate 479; Spiros Darsinos to Sophia Darsinos of record in Book 9121, page 505; Panagoula Darsinos to Evangelos Darsinos of record in Book 11104, page 502; Sophia Darsinos to Spiros Darsinos of record in Instrument No. 20021217-0155821; and Evagelos Darsinos a/k/a Evangelos Darsinos to Sophia Darsinos, Evagelos Darsinos and Antonio Darsinos of record in Instrument No. 20050203-0013071, all in the Register's Office for Davidson County, Tennessee.

TRACT 2: Being the same property conveyed to Spiros Darsinos and Evagelos Darsinos a/k/a Angelo Darsinos by deed from Miller G. Kimbrough, Jr., Trustee, of record in Book 7134, page 229, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to RAMDEV JI, LLC by deed of record from Spiros Darsinos and Evagelos Darsinos, Sophia Darsinos and Antonio Darsinos, recorded simultaneously herewith and of record as

Instrument No. _____

Register's Office for Davidson County, Tennessee.

The herein described property is also known as 519 Donelson Pike, Nashville, Tennessee 37214.

EXHIBIT A

LEGAL DESCRIPTION (Continuation)

TRACT 1:

Being the 3rd formerly 2nd, Civil District of Davidson County, Tennessee, described according to a copy of a survey made April 6, 1961, by William C. Love, Registered Engineer, as follows:

Beginning at an iron pin in the east margin of Donelson Pike, 40 feet east of the centerline of the same, being the southwest corner of this tract; thence along the margin of said Donelson Pike, along a curve having a radius of 3477.75 feet, north, a distance of 147 feet to an iron pin at the beginning of a curve into New Elm Hill Pike; Thence around a curve, northeasterly 140.81 feet to an iron pin in the south margin of said New Elm Hill Pike; thence with the margin of the same South 75 deg. 58 min. East 109.9 feet to an iron pin at the northeast corner of this tract; thence leaving said New Elm Hill Pike, South 15 deg. 43 min. West 212.5 feet to an iron pin; thence North 87 deg. 22 min. West 144 feet to the point of beginning.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 1, Metropolitan Airport Center, Section 4, Phase 1, as depicted on plat of record in Book 6200, page 216, Register's Office for Davidson County, Tennessee.

TRACT 1 AND TRACT 2 DESCRIBED HEREINABOVE ALSO BEING THE SAME PROPERTY DESCRIBED IN A SURVEY PREPARED BY CRAWFORD LAND SURVEYORS DATED DECEMBER 17, 2002, AS FOLLOWS:

Being a parcel of land lying in the First Civil District of Nashville, Davidson County, Tennessee. Said parcel being Lot 1 as shown on the plan of Darsinos Subdivision of record in Plat Book 8250, page 502 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at an iron rod found in the southerly margin of Elm Hill Pike (80'), approximately 360 feet east of the intersection of Donelson Pike and being the northeast corner of the herein described lot;

Thence with the West line of Lot 2 of Elm Hill Subdivision Plat Book 5630, page 792 R.O.D.C., South 30° 12' 56" West a distance of 180.93 feet to an iron rod found at the southeast corner of herein described lot;

Thence with the North line of Lot 2 of Metro Airport Center, Section Four, Phase One, Plat Book 6200, page 215 R.O.D.C., North 83° 03' 46" West a distance of 127.45 feet to a nail found in a lead plug;

Thence, continuing with the same North 83° 05' 41" West, a distance of 143.90 feet to an iron rod found in the easterly margin of Donelson Pike (80') at the beginning of a curve concave to the West;

Thence, with said curve having a radius of 3,477.83 feet, a central angle of 2° 24' 12" and being subtended by a chord which bears North 03° 52' 02" East 145.86 feet; northerly an arc distance of 145.87 feet to an iron rod found at the beginning of a curve to the right;

Thence with said curve having a radius of 78.00 feet, a central angle of 103° 41' 46", and being subtended by a chord which bears North 54° 29' 11" East a distance of 122.67 feet; an arc length of 141.17 feet to an iron rod found in the southerly margin of Elm Hill Pike (80') at the beginning of a curve to the right;

Thence, along the southerly margin of Elm Hill Pike (80') with said curve having a radius of 1,870.31 feet, a central angle of 8° 12' 08", and being subtended by a chord which bears South 69° 37' 20", East a distance of 267.47 feet; an arc length of 267.70 feet the Point of Beginning. Containing 65,070 square feet or 1.49 ACRES, more or less.