Davidson County DEEDWARR
Recvd: 02/01/06 13:34 5 pgs
Fees:28.00 Taxes:5587.00
20060201-0012546

This Instrument Was Prepared By:
Jack F, King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):
Shri Krishna Investments, LLC
709 Spence Lane
Nashville, TN 37217

Send Tax Bills to:
New Owner

Map and Parcel No.:
Map: 106
Parcel: 109

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TF PROPERTIES, INC., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHRI KRISHNA INVESTMENTS, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee (the "Premises"), to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.
>
> The property address is believed to be: 709 Spence Lane, Nashville, Tennessee.

IT IS UNDERSTOOD AND AGREED that the Premises shall be conveyed in its "as is, where is" condition, and Grantor makes no representations or warranties as to the physical condition of the Premises.

TO HAVE AND TO HOLD said Premises, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said Premises in fee simple and has a good right to convey it subject to those matters set forth on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said Premises against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2006.

TF PROPERTIES, INC.

By: Wayne Harris

Title: CFO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Wayne Harris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CFO of TF PROPERTIES, INC., the within named bargainor, a corporation, and that he as such CFO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CFO.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of January,.

JACK F. KING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: May 24, 2008

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,510,000.00.

Sanjay Patel
Affiant

Subscribed and sworn to before me
this 15 day of February, 2006.

Notary Public
My Commission Expires: May 24, 2008

JACK F. KING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

2699556_1.DOC

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Edward Trabue Property, of record in Book 4350, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to TF Properties, Inc. by Substitute Trustee's Quitclaim Deed of record in Instrument No. 20050419-0043423, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. County taxes for the year 2006, a lien not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 4350, page 13, Register's Office for Davidson County, Tennessee.