Davidson County DEEDWARR
Recvd: 02/06/06 12:10 4 pg
Fees:23.00 Taxes:1313.50
20060206-0014516

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Anish Najhawan and wife, Deepa Najhawan 2252 Edge-O-Lake Dr. Antioch, TN 37013	NEW OWNER	Map 106, Parcel 123

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DAYMAR PROPERTIES OF NASHVILLE, LLC**, a Tennessee limited liability company, the Grantor herein, has bargained and sold, and by these presents does transfer and convey, unto **ANISH NAJHAWAN AND WIFE, DEEPA NAJHAWAN**, the Grantees herein, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 327 Plus Park Boulevard, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with the said Grantees that 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 otherwise set forth herein; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever, except

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as to those matters described on **Exhibit B** attached hereto to which this conveyance is made subject.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized representative, effective as of the 30th day of January, 2006.

DAYMAR PROPERTIES OF NASHVILLE, LLC
a Tennessee limited liability company

By: Mark A. Gabis
Mark A. Gabis, Chief Manager

STATE OF KENTUCKY)
COUNTY OF DAVIESS)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Mark A. Gabis, 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 Manager of DAYMAR PROPERTIES OF NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor by himself as such Chief Manager.

Witness my hand and seal, at office this 30th day of January, 2006.

MICHELLE McMANUS
Commission Expires
04-21-07
NOTARY PUBLIC
KY State at Large

Michelle McManus
Notary Public
Print Name: Michelle McManus

My Commission Expires: April 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $355,000.00.

Jamie Caudill
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 30th day of January, 2006.

Karen H. Suggs
Notary Public
My Commission Expires: 7-9-08

KAREN H. SUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

361198-1

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 16th Councilmanic District of Nashville, Davidson County, Tennessee, and being Parcel 123 on County Tax Map 106, the tract also noted as being Lot 8, Section 8, The Plus Park, as of record in Plat Book 5190, page 677, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin old, the pin being located in the northwesterly right of way line of Plus Park Boulevard, the pin being located approximately 526 feet south of the intersection of the said right of way of Plus Park Boulevard and the southerly right of way line of Murfreesboro Pike, the pin also being the southeast corner of the Urban Housing Solutions, Inc. property, as of record in Instrument No. 200109280105262, R.O.D.C.,

Thence, with the right of way line of Plus Park Boulevard, and with a curve to the right, the said curve having a radius of 321.74 feet, a delta angle of 41 deg. 20 min. 13 sec., a chord bearing of South 40 deg. 08 min. 37 sec. West, a chord distance of 227.12 feet, for an arc length of 232.12 feet to an iron pin new;

Thence, continuing with the said right of way line, South 60 deg. 48 min. 44 sec. West, 50.00 feet to a concrete monument old, the said monument being the southeast corner of the Southern Woodenware, Inc. property, as of record in Book 11394, page 326, R.O.D.C., TN.;

Thence, leaving the said right of way line and with the easterly line of the said Woodenware property, North 29 deg. 11 min. 16 sec. West, passing through a witness pin old at a distance of 178.10 feet, for a total distance of 204.30 feet to a point in a drain, the said point being located in the southerly line of the said Urban Housing property;

Thence, with the said drain and with the Urban Housing property, the following bearings and distances; thence, North 76 deg. 53 min. 37 sec. East, 91.60 feet to a point on top of a manhole cover; thence, South 89 deg. 40 min. 40 sec. East, 200.50 feet to the point of beginning. Containing 34,108 square feet or 0.783 acres, more or less.

Being the same property conveyed to Daymar Properties of Nashville, LLC, a Tennessee limited liability company, by deed from John W. Massey and wife, Susan P. Massey, of record as Instrument No. 20030709-0095095, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2006, a lien, but not yet due and payable.

2. All matters as shown on the plan of record in Book 5190, page 677, said Register's Office.

3. All matters shown on the survey made by Michael R. Williams, RLS No. 1906, dated May 25, 2003.