WARRANTY DEED

G-BL-06-2LOTS

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Venk Mani
Affiant

Subscribed and sworn to before me, this 21st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venk Mani	Venk Mani	
0 Old Hickory Blvd.	207 Forrest Hills Dr	14-180.00 AND 114-181.00
Nashville, TN 37209	Dickson TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES A. SLAUGHTER, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VENK MANI AND WIFE, USHA MANI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Attached "Exhibit A"

unimproved ( )
This is improved (X) property, known as 0 Old Hickory Blvd., Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of March, 2006.

James A. Slaughter

Davidson County DEEDWARR
Recvd: 03/24/06 10:59 3 pgs
Fees:18.00 Taxes:462.50

20060324-0033810

STATE OF Tennessee
COUNTY OF Davidson

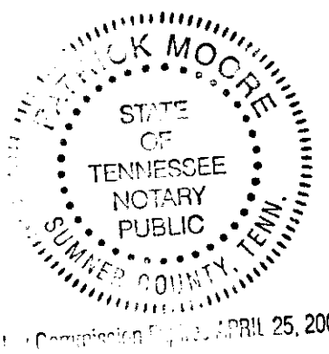
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Slaughter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2006.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit A

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING IN THE 8TH CIVIL DISTRICT OF SAID COUNTY AND STATE, BEING LOTS NOS. 1, 2 AND 3 ON THE UNRECORDED PLAN OF THE SUBDIVISION OF THE ALPHA ROBERTSON PROPERTY, DESCRIBED ACCORDING TO A SURVEY MADE BY MORRIS H. HICKERSON, SURVEYOR, JUNE 23, 1951, AND REVISED MAY 31, 1952, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD AT A POINT 200 FEET NORTH OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FLORENCE WHITEHEAD BY DEED FROM LURTON GOODPASTURE, ATTORNEY IN FACT, OF RECORD IN BOOK 2144, PAGE 434, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID OLD HICKORY BOULEVARD, NORTHERLY 370 FEET TO AN IRON PIN; THENCE SOUTH 81° WEST 219.5 FEET TO AN IRON PIN BY OTHERS AND OLD PLANTED STONE; THENCE SOUTH 23° 30' WEST 354 FEET; THENCE EASTERLY 410 FEET, MORE OR LESS, TO THE BEGINNING.

INCLUDED BY EXCLUDED FROM THE ABOVE DESCRIBED IS THAT PART CONVEYED TO RUBY I. WYATT AND ANNIE M. SWANSON, BY DEED OF RECORD IN BOOK 6133, PAGE 500, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

LAND IN THE 8TH CIVIL DISTRICT OF SAID COUNTY AND STATE, BEING LOT NO. 3 ON THE UNRECORDED PLAN OF THE SUBDIVISION OF THE ALPH ROBERTSON PROPERTY, DESCRIBED ACCORDING TO A SURVEY MADE BY MORRIS H. HICKERSON, SURVEYOR, JUNE 23, 1951, AND REVISED MAY 31, 1952, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD AT A POINT 200 FEET NORTH OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FLORENCE WHITEHEAD BY DEED FROM LURTON GOODPASTURE, ATTORNEY IN FACT, OF RECORD IN BOOK 2144, PAGE 434, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID OLD HICKORY BOULEVARD, 100 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 380 FEET, MORE OR LESS TO A POINT; THENCE SOUTH 23° 30 MINUTES WEST 108 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 380 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDED BUT EXCLUDED IS THAT PORTION CONVEYED TO THE STATE OF TENNESSEE, BY DEED OF RECORD IN BOOK 7847, PAGE 496, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING WEST MARGIN OF STATE ROUTE 251 (OLD HICKORY BLVD) AND THE SOUTH BOUNDARY OF THE J. & W. PROPERTIES PROPERTY; THENCE WITH SAID WEST MARGIN SOUTHWARDLY 270 FEET MORE OR LESS TO A POINT IN RUBY I. WYATT HYDE'S NORTH BOUNDARY; THENCE WITH SAID BOUNDARY NORTH 81 DEGREES, 16 MINUTES, 35 SECONDS WEST 15.06 FEET; THENCE WITH A CURVE LEFT HAVING A RADIUS OF 1597.02 FEET NORTHWARDLY 182.87 FEET; THENCE NORTH 03 DEGREES, 07 MINUTES, 08 SECONDS WEST 85.07 FEET TO A POINT IN THE J. & W. PROPERTIES SOUTH BOUNDARY; THENCE WITH SAID BOUNDARY SOUTH 88 DEGREES, 44 MINUTES, 14 SECONDS EAST 11.11 FEET TO THE POINT OF BEGINNING CONTAINING 3533 SQUARE FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES A. SLAUGHTER BY DEED OF RECORD IN INSTRUMENT NO. 20060320-0031816, SAID REGISTER'S OFFICE.