Davidson County DEEDWARR
Recvd: 06/28/06 15:42 2 pgs
Fees:13.00 Taxes:3515.00

20060628-0077593

FILE NO: 2005074

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mid South Land Associates	(NAME) Same as new owner	Map 103-1-, Parcel 19
(STREET ADDRESS) 2605 Elm Hill Pike, Suite E	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville Tennessee 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DR. S. L. SETHI a/k/a SATNAM L. SETHI and wife, RAKSHA SETHI**, have this day bargained and sold, and do hereby transfer and convey unto the said **MID SOUTH LAND ASSOCIATES, a Tennessee general partnership,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being **Lot No. 1** on the Plat of Jackson-Shepherd Subdivision recorded in Book 4660, page 139, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dr. S. L. Sethi a/k/a Satnam L. Sethi and wife, Raksha Sethi, by deed of record in Book 8209, page 849, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of June, 2006.

Notary Public

My commission expires: My Commission Expires JAN. 24, 2009

Affix Seal

KIMBERLY M. DALE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

This is improved property known as 6399 Charlotte Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

Whenever 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 our hand this 27th day of June 2006.

Dr. S. L. Sethi a/k/a Satnam L. Sethi

Raksha Sethi

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dr. S. L. Sethi a/k/a Satnam L. Sethi**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackie's International, this 21st day of June, 2006.

Christie Crockett
Notary Public
My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 12, 2009 BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI
COUNTY OF MADISON

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

Witness my hand and official seal at Jackie's International, this 21st day of June, 2006.

Christie Crockett
Notary Public
My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 12, 2009 BONDED THRU STEGALL NOTARY SERVICE

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 4660, page 139, Register's Office, Davidson County, Tennessee.
3. Subject to easements granted Metro Government of Nashville and Davidson County by Agreed Final Order of record in Book 6077, page 440, Register's Office, Davidson County, Tennessee.
4. Subject to Agreement for Dedication of Easement for Sanitary Sewer to Metro Government by instrument recorded in Instrument #20060608-0068036, Register's Office, Davidson County, Tennessee.