Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $46,410.00

Donald K. Rucker
Affiant

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

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

05-0610-63211

| Address of New Owner: | Send Tax Bills to: OWNER | Tax Information |
|---|---|---|
| Jonathan P. Ryan<br>Lot 4 Hester Beasley & Highway 100<br>Bellevue TN 37221 | 1213 ROCKFORD DR.<br>NASHVILLE TN 37221 | P/O 168-110 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust – 2000, C.K. Hiryana Gowda, Trustee and S.D. Gowda, Trustee and The Bhat Family Limited Partnership, a Tennessee Limited Partnership, and H.R Mallappa Gowda, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan P. Ryan and Donald K. Rucker, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to C.K. Hiranya Gowda, married, H.R. Mallappa Gowda, married, and Madhu R. Paruchuri, married by deed from Sallie Morton King, married, dated 2/10/79, recorded 2/20/79, of record in Book 5396, Page 450, Register's Office for Davidson County, Tennessee; and being further conveyed to Paraphulla Bhat by deed from Madhu R. Paruchuri and wife, Joytsna Paruchuri, of record in Book 7718, Page 105, said Register's Office; being further conveyed to The Bhat Family Limited Partnership, a Tennessee Limited Partnership, by deed from Praphulla Bhat of record in Book 10520, Page 968, said Register's Office; and being further conveyed to The Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust - 2000, C.K. Hiryana Gowda and S.D. Gowda, Trustees by deed from C.K. Hiranya Gowda of record in Instrument No. 20001102-0108991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as Lot 4 Hester Beasley & Highway 100, Bellevue, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 12/11/06 14:08 3 pgs
Fees:18.00 Taxes:171.72
20061211-0152726

WITNESS my hand this 15th day of November, 2006.

The Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust - 2000

By: _____
C.K. Hiranya Gowda, Trustee

By: _____
Saraswathi Devi Gowda, Trustee

_____
The Bhat Family Limited Partnership

By: _____
B. Narayana Bhat, Managing General Partner

_____
H.R Mallappa Gowda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named H.R. Mallappa Gowda, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 15th day of November, 2006.

_____
Notary Public at Large

My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named C.K. Hiranya Gowda, Trustee of the Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust – 2000, and S.D. Gowda, Trustee of the Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust – 2000, 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 seal at Brentwood, Tennessee, this 15th day of November, 2006.

_____
Notary Public at Large

My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named B. Narayana Bhat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Managing General Partner of The Bhat Family Limited Partnership, a Tennessee Limited Partnership, the bargainor, and who acknowledged he/she as such Managing General Partner is authorized by The Bhat Family Limited Partnership, a Tennessee Limited Partnership to execute this instrument on its behalf.

Witness my hand and seal at Brentwood, Tennessee, this 15th day of November, 2006.

_____
Notary Public at Large

My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**EXHIBIT A**

# Legal Description
# Gowda Property
# Tract 4

Property located on Hester Beasley Road in Davidson County, Tennessee. Being shown as part of parcel 110 on Davidson County Property Map 168. Being described according to a survey by C & K Surveyors, L.L.C., William E. Crenshaw R.L.S. #2395, dated October 2, 2006 as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Hester Beasley Road at the Southwest corner of the herein described tract and the Southeast corner of Tract 3. Said pin being located 742.43', as measured along the northerly right-of-way of Hester Beasley Road in a Southeasterly direction, from the easterly right-of-way of Highway 100. Thence from said POINT OF BEGINNING, leaving Hester Beasley Road with the line of Tract 3, N 34°13'38" E – 1182.43' to an iron pin set; Thence with Tract 11, S 86°26'38" E – 232.53' to an iron pin set; Thence with Tract 5, S 34°13'38" W – 1194.12' to an iron pin set in the northerly right-of-way of Hester Beasley Road; Thence with said right-of-way, N 84°07'36" W – 196.26' to an iron pin set; Thence with a curve right, having a radius of 525.00', a chord length of 30.54, said chord having a bearing of N 82°27'36" W and an arc length along said curve of 30.54' to the POINT OF BEGINNING

**FOR INFORMATIONAL PURPOSES ONLY: LEGAL DESCRIPTION DONE BY C & K SURVEYORS DATED OCTOBER 2, 2006, PROPERTY IS TO CONTAIN 5.46 ACRES**