This Instrument Was Prepared By:
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Davidson County DEEDQC
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20070315-0031908

# QUITCLIAM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| **Bochasanwasi Shree Akskar Purushottam Swaminarayan Sanstha - Southeast**<br>**4137 Andrew Jackson Parkway**<br>**Hermitage, Tennessee 37076** | **Same** | **Map 75, Parcel 82** |

FOR AND IN CONSIDERATION OF ONE DOLLARS ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SSS and D Realty and Investment, LLC,** a Tennessee limited liability company, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bochasanwasi Shree Akskar Purushottam Swaminarayan Sanstha - Southeast**, a Texas non-profit corporation, (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land situated within the Davidson County, Tennessee, and being more particularly described as follows:

**Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by McCormick Land Surveyors, 204 Brookhollow Drive, Old Hickory, TN 37138 dated November 6, 1999 as follows:**

**Beginning at an iron pin on the easterly margin of Andrew Jackson Parkway, formerly Old Hickory Boulevard, at the Southwest corner of property conveyed to Walter Hughes et ux, of record in Book 3924, page 941, Register's Officer for said County; thence with said Hughes' southerly line North 51 degrees 08 minutes 15 seconds East 1491.50 feet to an old iron rod; thence South 07 degrees 08 minutes 49 seconds West 655.24 feet to an old iron rod and bent over pipe; thence South 66 degrees 24 minutes 23 seconds West 1143.22 feet to an iron pin at back of walk on the easterly margin of Andrew Jackson Parkway, formerly Old Hickory Boulevard; thence with said Parkway 175 feet to the point of beginning.**

**Being the same property conveyed to SSS and D Realty and Investment, LLC by deed from Fifth Third Bank, N.A., of record as Instrument Number 20050916-0111786, said Register's Office.**

This is improved property located at 4137 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

Said property is transferred subject to all limitations, restrictions, and encumbrances including but not limited to those set forth below:

1. 2006 Metropolitan Government Taxes—a lien due and payable but not yet delinquent.

2. Deed of Trust, Assignment of Rents and Security Agreement, from SSS and D Realty and Investment, LLC, a Tennessee limited liability company, to Randall Clemons, Trustee, Wilson County, Tennessee, dated September 15, 2005, of record as Instrument No. 20050916-0111787, said Register's Office, to secure a promissory note of even date, in the original principal amount of $1,400,000.00, payable to Wilson Bank & Trust.

3. Restrictive Covenants contained in the deed of record in Book 3911, Page 295, said Register's Office.

4. Subject to the terms and conditions of the Order of record as Instrument No. 20020429-0052245, said Register's Office.

5. Sanitary sewer and/or Storm Drainage, Water Mains and Appurtenances of Easement, of record as Instrument No. 20021119-0143154, said Register's Office.

6. Easement of record as Instrument No. 20021210-0152162, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns forever. Grantors do hereby release and relinquish unto Grantees, their heirs, successors and assigns forever, all of their right, title and interest in and to said property. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15th day of March, 2007.

SSS AND D REALTY AND INVESTMENT, LLC

By: _____
Suman U. Patel, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the state and county aforementioned, personally appeared Suman U. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of SSS and D Realty and Investment, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such manager.

NOTARY PUBLIC

My Commission Expires:

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration of this transfer is $-0-.

Affiant

Subscribed and sworn to before me,
this 15th day of March, 2007.

NOTARY PUBLIC

My Commission Expires:

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010