Davidson County DEEDWARR
Recvd: 08/06/07 16:06 4 pgs
Fees:23.00 Taxes:758.50
20070806-0093639

PREPARED BY (AND RETURN TO):

RALPH W. MELLO
Attorney at Law
809 Division Street
Nashville, TN 37203
Ph. (615) 345-6000 - Fax. 345-6001

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Everest Investments, G. P. % Sudhakar Reddy 702 Sinclair Circle Brentwood, TN 37212	Everest Investments, G. P. % Sudhakar Reddy 702 Sinclair Circle Brentwood, TN 37212

TAX MAP-PARCEL NUMBERS: Map 163 Parcel 65

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph W. Mello and wife, Linda M. Mello**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Everest Investments, G. P., a Tennessee general partnership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a parcel of land in Davidson County, Tennessee more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, July 1, 1960, as follows:

Beginning in the center of Cane Ridge Road, north 8° 40' east 30 feet from the southeast corner of the property conveyed to Frank Jenkins and wife, by deed from T. J. McMorrough, et al, of record in Book 1191, page 25, Register's Office for Davidson County; thence with the center of said Road, easterly 243 feet; thence north 21° 45' east 320 feet to an iron pin by 16-inch cedar; thence north 63° west 347 feet to a point in the eastern boundary line of the said Jenkins'

property; thence with said Jenkins eastern boundary line; south 4° west 207 feet and south 5° 40' west 168 feet to the beginning, containing 2.35 acres, more or less.

Being the same property conveyed to RALPH W. MELLO by Final Decree Confirming Sale from THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, of record in Book 8556. page 753, dated February 14, 1992, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 5160 Hickory Hollow Parkway, Nashville, TN 37013.

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, his heirs, successors, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

This conveyance is made subject to the following:

1. Deed of Trust dated April 20, 1988, executed by TKS Development Corp., in favor of Nationwide Lending Group, Inc., in the sum of $ 925,000.00, of record in Book 7525, page 630, Register's Office for Davidson County, Tennessee, as amended by an Extension and Modification Agreement of record in Book 7780, page 569, said Register's Office, and supplemented by an Assignment of Rents, Leases and Revenue of record in Book 7525, page 658, said Register's Office. Seller is providing a title policy from Old Republic Title

Insurance Company which insures against loss or damage resulting from the enforcement or attempted enforcement of said deed of trust.

2. Subject to the right-of-way of Cane Ridge Road.

Description Reference: Described according to (or by reference to) the prior deeds of conveyance.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2007.

Ralph W. Mello

Linda M. Mello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2007, before me the undersigned authority, personally appeared **Ralph W. Mello**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 31st day of July, 2007.

JANET R. NORMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My commission expires: May 26, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2007, before me the undersigned authority, personally appeared **Linda M. Mello**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 31 day of July, 2007.

JANET R. NORMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My commission expires: May 26, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205,000.00.

Affiant

Sworn to and subscribed before me this 31st day of July, 2007.

JANET R. NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Notary Public

My commission expires: May 26 2009