Davidson County DEEDWARR
Recvd: 04/30/08 12:13 2 pg
Fees:13.00 Taxes:2960.00

20080430-0043991

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

The actual consideration or value, whichever is greater, for this is
$800,000.00

Affiant

Subscribed and sworn to before me, this 17 day of April, 2008.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Expiration of commission.

MY COMMISSION EXPIRES:
MARCH 14, 2009

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rajah II, LLC	**New Owner**	**Map 071, Group 070, Parcel 160.00**
1801 Dickerson Pike		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

DSB, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rajah II, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, bounded and described as follows, to-wit:

TRACT 1: Being parts of Lots Nos. 6 and 7 on the Map of the Nashville Trust Company's Subdivision of the Lands of John Woodard, deceased, of record in Book 161, page 127, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING in the center of the Dickerson Pike at the corner of Lot Nos. 5 and 6, thence with the center of said Pike Northerly 306.75 feet to the Southwest corner of the property vested in Frances A. Riggins by decree of the County Court, of record in Minute Book 138, page 369, said Court; thence with Riggin's Southerly line Easterly to the center of Luton Avenue; thence with the center of said Avenue Southerly 226.75 feet; thence Westerly 25 feet to the Northeast corner of the property conveyed to Lonnie H. Polk and wife, by deed from James Earnest Baird, Jr., of record in Book 2248, page 55, said Register's Office, thence with Polk's Northerly line westerly 150 feet to his northwest corner; thence with his westerly line Southerly 80 feet to the line between Lot Nos. 5 and 6; thence with the line between said two lots Westerly 250.50 feet to the beginning.

TRACT 2: Being part of Lot 6 in the Nashville Trust Company's Subdivision of the land of John Woodard, deceased, in the old 17th Civil District of said County and State, a plan of which is of record in Book 161, page 127, Register's Office for said County, described as follows; BEGINNING on the Westerly margin of Luton Street at the Northeast corner of Lot No. 5 and the Southeast corner of Lot No. 6; thence Northerly along the West boundary of Luton Street 80 feet to a point; thence Westerly 150 feet to a point; thence Southerly 80 feet to a point in the dividing line between Lot Nos. 5 and 6; thence Easterly along said dividing line 150 feet to the point of beginning.

Being the same property conveyed to DSB, LLC, a limited liability company, by Warranty Deed, of record in Instrument No. 20050201-0011626, Register's Office of Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is all of that property conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, of record as Instrument No. 20050803-0090848, described as follows:

Right-of-Way Acquisition Beginning at a point in the Proposed Right-of-Way of Dickerson Pike, 11.95 feet right of base line station 35+06.56 for Project 01-M-13, on file at the Public Works Department, of Davidson County, Tennessee, Said point being the Point of Beginning; Thence: North 81 degrees 47 minutes 31 seconds West 7 feet to a point in the Present Right-of-Way of Dickerson Pike; Thence: North 09 degrees 42 minutes 22 seconds East 303.75 feet to a point in the present Right-of-Way of Dickerson Pike; Thence: South 82 degrees 14 minutes 45

seconds East 7 feet to a point on the proposed Right-of-Way of Dickerson Pike; Thence: South 09 degrees 42 minutes 22 seconds West 303.81 feet to the point of Beginning; Said portion of land contains 2126.444 square feet, or 0.049 acres. Temporary Construction Easement Being a strip of land 20 feet in width and 303.81 feet in length more or less, running parallel and perpendicular to the Proposed Right-of-Way and easterly of the above mentioned portion of land; Beginning at a point in the proposed Right-of-Way of Dickerson Pike, 11.95 feet right of base line station 35+06.56 for Project 01-M-13, on file at the Public Works Department, of Davidson County, Tennessee. Said portion of land contains 6077.697 square feet, or 0.140 acres.

Being a portion of land from DSB, LLC, a Tennessee limited liability company, shown on Property Map 071-07-0, Parcel 160, recorded in Deed of Trust, Instrument No. 20050201-0011626, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sanitary Sewer Easement of record in Book 4006, page 644, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 1801 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 7th day of April, 2008.

DSB, LLC

By: Devang Suryankant Bhatt, Managing Member

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Devang Suryankant Bhatt**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **DSB, LLC**, the within named bargainor, a Tennessee limited liability company, and that Devang Suryankant Bhatt, as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand, at office, this 7th day of April, 2008.

Notary Public

My Commission Expires: 7/24/2010

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File #: **08102-JM**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027