# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 680,873.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2009

[signature: Deanie L. Gregory]
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: SAME AS NEW OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| Akshar Properties, Inc. | XXXXXXXXXXXXXXXXXXXX | 060 08 0 012.00 |
| P. O. Box 24 (NAME) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX | (NAME) XXXXXXXXXXXXXXXXXXXX | 060 08 0 086.00 |
| Crossville (ADDRESS) TN 38557 XXXXXXXXXXXXXXXXXXXX | (ADDRESS) XXXXXXXXXXXXXXXXXXXX | 060 08 0 103.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Steve Lamberth and wife, Glenda Paulette Lamberth

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

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, described as follows:

Being Lots Nos. 2, 3 and 4 on the Plan of Lamberth Subdivision of record in Book 8250, Page 964, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being part of the same property conveyed to William S. Lamberth by United States Marshal's Quitclaim Deed of record in Book 9133, Page 932, Register's Office for Davidson County, Tennessee, and being property conveyed to William S. Lamberth and wife, Glenda Paulette Lamberth by deed from 3006 Dickerson Road Partners, a Tennessee General Partnership of record in Book 9695, Page 167, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Lamberth Subdivision of record in Book 8250, Page 964, Register's Office for Davidson County, Tennessee, Restrictive Covenants of record in Book 2485, Page 306 and Book 9669, Page 748, Register's Office for Davidson County, Tennessee AND Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11444, Page 207, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20090044570 DEEDWARR
Recvd: 07/02/09 12:20 2 pgs
Fees: 13.00 Taxes: 2519.23
20090702-0061826

3000 & 3006 Dickerson Road and 2900 Hillhurst Drive / Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hand s this 30th day of June 2009

[signature] William Steve Lamberth by Betty D. Davis POA Attorney in Fact
William Steve Lamberth

[signature] Glenda Paulette Lamberth by Betty D. Davis POA Attorney In Fact
Glenda Paulette Lamberth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Steve Lamberth and wife, Glenda Paulette Lamberth

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee this 30th day of June, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 2009, before me personally appeared Bobby D. Davis, to me known(or who proved to me on ths basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Steve Lamberth and wife, Glenda Paulette Lamberth, and acknowledged that he executed the same as the free act and deed of the said William Steve Lamberth and wife, Glenda Paulette Lamberth.

Witness my hand and official seal at office at Madison, Tennessee, this the 30th day of June, 2009.

My commission expires: 3/20/10

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY