NEW OWNER:

ANISH NAJHAWAN
2252 EDGE O LAKE DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map 065
Group 00-0
Parcel 020.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 09-0694

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20090046775 DEEDWARR
Recvd: 07/13/09 11:26 3 pgs
Fees:18.00 Taxes:740.00
20090713-0065102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **OVERHOLT HOLDINGS PARTNERSHIP, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ANISH NAJHAWAN and wife, DEEPA NAJHAWAN**, ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee and being Lot No. 1-A on the plan of Division of the Michael A. Borchert Land, of record in Book 5800, page 31, R.O.D.C.,TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated June 24, 2009 and **known as Job No. 090073 as follows:**

Beginning at an existing concrete monument on the westerly margin of Saundersville Road, said point of beginning being the Southeast corner of the herein described tract and the corner of the Unity Church for Positive Living property of record in Inst. No. 200711090132425 R.O.D.C.,TN; thence with the line of the said Unity Church property N66°01'41"W 80.15' to an existing concrete monument; thence continuing with the same N02°59'20"E 166.46' to an existing concrete monument; thence leaving the said Church property S65° 50'59"E 154.23' to an

existing iron pin on the westerly margin of Saundersville Road ; thence with the said margin (30' from the centerline) and a curve to the left having a radius of 425.40' and a long chord of 117.72', said chord having a bearing of S31°04'58"W a distance along the curve of 118.10' to an existing iron pin; thence continuing with the same S23°49'42"W 38.13' to the point of beginning, containing 0.40 acres more or less.

Also conveyed herewith is a joint use access easement and joint sewer service easement for the installation and maintenance of a sanitary sewer service line and booster pumps as shown on the plat of record in Book 5800, page 31, and set forth in Book 5976, page 226, and Book 5976, page 257, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Overholt Holdings, a Tennessee General Partnership, by deed from Stephen L. Keeler, Sr. and wife, Jodie H. Keeler, dated July 16, 2002, and of record as Instrument No. 20020726-0089781 Register's Office of Davidson County, Tennessee.

Overholt Holdings Partnership is one and the same entity as Overholt Holdings.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 4331 Saundersville Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5800, Page 31, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

The property and improvements are being conveyed in an **"AS IS"** condition.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8TH day of July, 2009.

OVERHOLT HOLDINGS PARTNERSHIP

By: _____
DAVID A. ZACZYK, Controller

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAVID A. ZACZYK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Controller** of **OVERHOLT HOLDINGS PARTNERSHIP**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 8th day of July, 2009.

_____
NOTARY PUBLIC

My commission expires: 8-12-2012

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The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 8TH day of July, 2009.

_____
NOTARY PUBLIC

My commission expires: 2/12/11