BILL GARRETT, Davidson County
Trans:T20100062050 DEEDQC
Recvd: 10/01/10 12:07 5 pgs
Fees:27.00 Taxes:0.00
20101001-0078456

Prepared by:
Rishab Jaju, Esq.
1113 Indian Point Dr.
Brentwood, TN 37027

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
PANK Partners 1113 Indian Point Dr. Brentwood, TN 37027 Attn: Prakash Jaju	Same	01900001500

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PRAKASH JAJU, KIRRIT R. BHIKHA, ATUL KAPADIA and NATVAR PATEL ("Grantors") by these presents do hereby transfer and convey unto PANK PARTNERS, a Tennessee general partnership ("Grantee"), all of Grantors' right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 320 Long Hollow Pike, Goodlettsville, Tennessee 37072.

This deed is executed, delivered and accepted subject to that certain Deed of Trust, Assignment Leases and Security Agreement dated May 29, 2002, from Grantors to Marshall L. Hix, Trustee, of record as Instrument No. 20020530-0065818 at the Register's Office for Davidson County, Tennessee, as the same may have been amended, modified, extended and/or renewed prior to the execution, delivery and recording of this deed (the "Deed of Trust"). It is the intention of Grantors to transfer to Grantee absolute fee simple title to the herein described property free of any right and/or equity of redemption of Grantors. Furthermore, it is the intention of Grantors and Grantee that the lien and security title of the Deed of Trust will not merge into the fee simple title conveyed to Grantee pursuant to this deed. No such merger will occur unless and until Grantee executes a written instrument specifically effecting such merger and records the same in the aforesaid Register's Office.

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EXHIBIT A
[Property Description]

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, and lying within the City of Goodlettsville, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the northerly right-of-way line of Long Hollow Pike. To reach the point of beginning, begin at an iron pin on the northerly right-of-way line of Long Hollow Pike at the south end of the easterly return curve at East Cedar Street and Long Hollow Pike with a curve to the left (radius 1390.39 feet), northeasterly a distance of 359.05 feet to an existing concrete highway monument at end of said curve; thence continuing with the northerly right-of-way line of Long Hollow Pike; North 34° 51' 56" East 171.91 feet to the point of beginning; thence

1. With a line severing the property of which this is a part, North 55 deg. 08' 04" West 240.00 feet to an iron pin set; thence

2. Continuing with severance line, South 38 deg. 41' 35" West 419.85 feet to an iron pin set on the easterly right-of-way line of East Cedar Street; thence

3. With the easterly right-of-way line of East Cedar Street, North 9 deg. 45' 57" West 231.50 feet to an iron pin set at the beginning of a curve; thence

4. With said curve to the left (radius 246.77 feet), northwesterly a distance of 306.57 feet to an iron pin set and having a chord bearing and distance of North 45 deg. 21' 22" West 287.233 feet; thence

5. Leaving the easterly right-of-way line of East Cedar Street, North 37 deg. 09' East passing an iron pin set on survey line at 15.06 feet, a total of 85.00 feet, more or less, to the center of Mansker Creek; thence

6. With Mansker Creek, South 82 deg. 36' East 142.18 feet to a point; thence

7. North 70 deg. 18' East 420.83 feet to a point; thence

8. Leaving Mansker Creek and with a line severing the property of which this is a part, South 55 deg. 08' 04" East, passing an iron pin on survey line at 82.87 feet, more or less a total of 340.20 feet to an iron pin set on the northerly right-of-way line of Long Hollow Pike; thence

9. With the northerly right-of-way line of Long Hollow, South 34 deg. 51' 56" West 288.0 feet to the point of beginning.

Together with a permanent, non-exclusive easement for the purpose of constructing, using and maintaining a sanitary sewer and a water line and appurtenant works in said easement, including the right to clean, repair and care for said sanitary sewer and water line and access to said easement for said purpose, which is more particularly described in Deed of Easement, of record in Book 6382, page 759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prakash Jaju, Kirrit R. Bhikha, Atul Kapadia and Natvar Patel, by Trustee's Deed of record as Instrument No. 20020530-0065817, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantors have caused this instrument to be executed this 30th day of September, 2010.

PRAKASH JAJU

KIRRIT R. BHIKHA

ATUL KAPADIA

NATVAR PATEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Oct 20 10
Deputy Register

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Sworn to and subscribed before me this 30 day of September, 2010.

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

RITA R. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, PRAKASH JAJU, KIRRIT R. BHIKHA, ATUL KAPADIA and NATVAR PATEL, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of September, 2010.

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

RITA R. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON