BILL GARRETT, Davidson County
Trans:T20110046735 DEEDWARR
Recvd: 08/01/11 16:13 2 pgs
Fees:13.00 Taxes:1850.00
20110801-0059016

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Mukund Investments, LLC 2436 Sagamore Drive Anderson, IN 46011	SAME	**Map** 071-15-0 **Parcel No.** 501.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jai Shri Nath, Inc., a Tennessee corporation**, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Mukund Investments, LLC , an Indiana Limited liability company** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Eastmoreland Place-Shields Subdivision of the Gleaves Land of record in Book 161, page 170, Register's Office for Davidson County, Tennessee and described according to a Boundary Survey by Bruce Rainey R.L.S., TN No. 823, dated September 14, 2000, File/Job No. 950217, as follows:

Beginning at an iron pin in the southerly margin of Marie Street, said pin being located on the northeasterly corner of subject property; thence, South 06 degrees 42 minutes 05 seconds West 274.77 feet to an iron pin located on the northerly margin of Lucile Street, said pin being located on the southeasterly corner of subject property; thence, with the northerly margin of said Lucile Street, North 83 degrees 30 minutes 00 seconds West 471.29 feet to a point in the center line of Dickerson Pike; thence with said center line, North 20 degrees 51 minutes 16 seconds East 283.62 feet to a point on said center line; thence, leaving said Dickerson Pike with the southerly margin of said Marie Street, South 83 degrees 30 minutes 00 seconds East 401.94 feet, to the point of beginning.

LESS AND EXCEPT that property conveyed to Metropolitan Government of Nashville & Davidson County by deed dated October 2, 2003 and recorded in Instrument No. 20031022-0156550, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jai Shri Nath, Inc., a Tennessee corporation by deed dated September 7, 2000 from Dickerson Road Associates, Inc., a Tennessee corporation, recorded in Instrument No. 20000922-0094110, Register's Office for Davidson County, Tennessee.

This is improved land known as 1333 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon

and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2011 real estate taxes, which are prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 29th day of July, 2011.

GRANTOR:
JAI SHRI NATH, INC.,
A TENNESSEE CORPORATION

By: _____
PRAVIN KUMAR PATEL, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Pravin Kumar Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the President of Jai Shri Nath, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 29th day of July, 2011.

SHARI A. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 29th day of July, 2011.

SHARI A. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

_____
NOTARY PUBLIC
My Commission Expires: