STATE OF TENNESSEE ]
ss.
DAVIDSON COUNTY ]

PREPARED BY SMITH, SELLERS, & FOLBERT ATTYS
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES

Mail Tax Notices To: Map 106-22.1
EXPRESSWAY MOTEL
893 MURFREESBORO ROAD
NASHVILLE TN 37217

FOR AND IN CONSIDERATION of the sum of ONE MILLION AND NO/100 DOLLARS, ($1,000,000.00), cash in hand paid and/or secured to be paid, the receipt of which is hereby acknowledged, we, the undersigned, VIRBLE B. ANDERSON and wife, CHRISTINE E. ANDERSON, and ROBERT A. SHANNON and wife, JOHNNIE B. SHANNON, have this day bargained and sold and do hereby transfer and convey unto JAGUBHAI K. CHAMPANERIA an undivided 3/4 interest, and THAKOR K. CHAMPANERIA an undivided 1/4 interest, their respective heirs and assigns, forever, that certain parcel of real estate being described as follows, to-wit:

BEING two tracts of land in the 6th Civil District of Davidson County, Tennessee, described according to a survey prepared by Turner Engineering Company, Inc., dated February 14, 1964, as follows:

TRACT 1: BEGINNING at an iron pin South 69° 39' East 50.0 feet from an iron pin in concrete in the Northwest corner of Hill-N-Dale Acres Subdivision of record in Book 2900, page 33, of the Register's Office for Davidson County, Tennessee, in the line of the Tennessee Preparatory Schools property; thence North 34° 49' East 410.07 feet to an iron pin in the southerly margin of Murfreesboro Road; thence South 69° 39' East 150.0 feet to an iron pin in the southerly margin of Murfreesboro Road; thence South 27° 52' West 400.50 feet to an iron pin in the northerly margin of said Hill-N-Dale Acres Subdivision; thence North 69° 39' West 200.0 feet to the point of beginning.

TRACT 2: BEGINNING at an iron pin in concrete in the Northwest corner of Hill-N-Dale Acres Subdivision of record in Book 2900, page 33, of the Register's Office for Davidson County, Tennessee, in the line of Tennessee Preparatory Schools property; thence North 34° 49' East 391.48 feet to a concrete monument in the southerly margin of Murfreesboro Road; thence South 69° 39' East along the southerly margin of Murfreesboro Road 20 feet more or less to an offset in said road; thence North 29° 21' East 18.0 feet; thence continuing with the southerly margin of Murfreesboro Road; thence South 69° 39' East 25.6 feet to an iron pin in the southerly margin of said road; thence South 34° 49' West 410.07 feet to an iron pin in the northerly margin of said Hill-N-Dale Acres Subdivision; thence North 69° 39' West 50.0 feet to the point of beginning.

These being the same tracts conveyed by Wesley J. Hunt to Virble B. Anderson and wife, Christine E. Anderson, by deed appearing of record in Book 4961, page 309, of the Register's Office of Davidson County, Tennessee. The said Virble B. Anderson et ux thereafter conveyed a

CHECK

one-half interest in said tracts to Robert A. Shannon and wife, Johnnie B. Shannon, as tenants in common, by deed appearing of record in Book 5000, page 473, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their respective heirs and assigns, forever.

The undersigned covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 1985 taxes, which taxes are being prorated between the parties hereto, the grantors paying to the grantees our proportionate share and the grantees assuming payment thereof.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their respective heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 28 day of February, 1985.

Virble B. Anderson
VIRBLE B. ANDERSON

Robert A. Shannon
ROBERT A. SHANNON

Christine E. Anderson
CHRISTINE E. ANDERSON

Johnnie B. Shannon
JOHNNIE B. SHANNON

STATE OF TENNESSEE ]
ss.
RUTHERFORD COUNTY ]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named VIRBLE B. ANDERSON and wife, CHRISTINE E. ANDERSON, and ROBERT A. SHANNON and wife, JOHNNIE B. SHANNON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 28 day of February, 1985.

Notary Public

My Commission Expires: 2 April 1988.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 28th day of February, 1985.

Notary Public

My Commission Expires: 7-19-88

WILLIAM T. SELLERS, JR. NOTARY PUBLIC RUTHERFORD CO., TENN.

ADDRESS NEW OWNERS:
Jagubhai K. Champaneria
Thakor K. Champaneria
893 Murfreesboro Rd.
Nashville, Tn.

I.D. 1117

IDENTIF. REFERENCE

MAR 11 10 34 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6507 PAGE 440

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 1,000,000.00 CONV. | |

2600.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2609.50-
7392A03/11/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 8 8 1 1 7

IDENTIF. REFERENCE

MAR 11 10 34 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114614