THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

# WARRANTY DEED

BOOK 6760 PAGE 131

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAGUBHIA K. CHAMPANERIA, ET UX | SAME | MAP 50-16 |
| (NAME): 2029 S. Church Street | (NAME): | PARCEL 23 |
| (STREET ADDRESS OR ROUTE NUMBER): Murfreesboro Tn. 37130 | (STREET ADDRESS): | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

6.7.9.6 5.

IDENTIFICATION REFERENCE

JAN 10 | 26 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RAY D. MOORE, hereinafter referred to as Grantor,

*have bargained and sold, and by these presents do transfer and convey unto the said* JAGUBHIA K. CHAMPANERIA AND WIFE, RAMILA J. CHAMPANERIA

hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Being a tract of 10 acres of land in the old 21st Civil District of Davidson County Tennessee, on the west side of Dickerson Pike and about five miles from the Nashville Courthouse and described as follows:

BEGINNING in the center of the Dickerson Turnpike Road and the southeast corner of a lot owned by Murkin, December 24, 1870, and running thence south with the center of said turnpike road, 26.62 poles, thence west 74 poles to what was Toney's line to a wild cherry and elm; thence with what was Toney's line North 41° E 39.2 poles to (formerly) Murkin's line or corner what was Toney's line; thence east with the old Murkin's line 46.32 poles to the beginning.

INCLUDED in the above described property, but EXPRESSLY EXCLUDED from this conveyance is the following described property:

BEGINNING at a point in the southeast corner of the property of John L. Moore, being also on the west margin of Dickerson Pike, running westerly 38 feet, more or less, to a point; thence running N 8° 14' 43" E 220 feet, more or less, to a point; thence running S 81° 00' W 270 feet, more or less to a point; thence running southwesterly 343 feet, more or less, to a point on Moore's south boundary line; thence running N 84° 57' 50" W, 580 feet, more or less, to a point on Moore's north boundary line; thence running N 53° 30' E 660 feet, more or less, to a point on Moore's north boundary line; thence running easterly 241.7 feet, more or less to a point; thence running S 84° 30' E 466 feet to a point on Moore's east boundary line; thence running southerly along the west margin of Dickerson Pike 435 feet, more or less, back to the point of beginning, containing 7.92 acres, more or less.

Said above described land is condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby condemned.

The above described portion of said property condemned by the State of Tennessee is

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 145,000.00

Subscribed and sworn to before me, this the 31st day of December 19 85

My commission expires: 3/8/89 (Affix Seal)

Affiant

Notary Public

of record in Book 4088, page 340, Register's Office for Davidson County, Tennessee, and also of record in Minute Book 4, page 370, Sixth Circuit Court of Davidson County, Tennesee.

Being the same property conveyed to Ray D. Moore, by deed from Nell R. Moore, of record in Book 5729, page 982, Register's Office for Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as Unimproved 1.7 acres, 3320 Dickerson Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

*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* I *do covenant with the said* Grantees, their *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And do further covenant and bind* myself, my *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.*

*Witness* my *hand this* 31st *day of* December, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ray D. Moore

Karen Moore

*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* RAY D. MOORE

*the bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Goodlettsville *, Tennessee, this* 31st *day of* December *, 19* 85.

Carolyn J. Waddey *, Notary Public.*

*Commission Expires* 3/8/89.

*STATE OF*
*COUNTY OF*

*Personally appeared before me, , a Notary Public in and for said County and State, the within named*

*the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at , this day of , 19 .*

*, Notary Public.*

*Commission Expires .*

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .*

*Witness my hand and seal, at office in , this day of , 19 .*

*Notary Public*

*Commission Expires .*

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

145000.00- CAMT.
377.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 386.50-
481 AD1/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 9 6 5

IDENTIFT REFERENCE

JAN 10 | 86 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209593