THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
12th FL FIRST AM. CENTER
NASHVILLE, TN 37238-0073
TEL: 615/244-5772
FROM INFORMATION SUPPLIED
BY THE PURCHASER

BOOK 7089 PAGE 961

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
Raman G. Dayal 311 Interstate Drive Nashville, TN 37213	Same	93-3-93 JK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $200,000.

Affiant

SWORN to and subscribed before me this 31st day of December 1986.

Notary Public

Commission Expires: 11-1-87

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, R. R. TOWNES, TRUSTEE, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto RAMAN G. DAYAL, SURESH G. DAYAL, and VALLABH B. PATEL, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, which land is described as follows:

> SAID property beginning in the northerly ROW of I-65 Highway and the easterly ROW of Interstate Drive; thence along said ROW of Interstate Drive in a northerly direction 175' to a point; thence at a 90 degree angle and in an easterly direction 125' to a point in the westerly ROW of I-65 Highway; thence along said ROW and in a southerly direction 175' to a point; thence in a westerly direction and continuing along said ROW, 125' to the point of beginning.
>
> Said property being a portion of lots #22 and #23 pg the Shelby Homes, Second Addition to Edgefield, now East Nashville as of record in Book 14, page 179 and 180, RODC. Said being conveyed to R. R. Townes, with full power to mortgage, sell, transfer, and convey without joinder of any beneficiary, from Lewis R. Draughon by deed as of record in Book 3882, page 468, RODC.

This is improved property known as 315 Interstate Drive, Nashville, Tennessee 37213.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements, appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever; and I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, without the joinder of any beneficiary, and the same is unencumbered, except for lease agreement by and between R. R. Townes, Lessor and Elmor Upchurch, Larry Priest, and James Froge, Lessees, dated May 30, 1984, and for a period ending May 31, 1989, and appearing of record in Book 6304, page

85, Register's Office for Davidson County, Tennessee, and I 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of December, 1986.

R. R. TOWNES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Phyllis Q. Ramsey a Notary Public in and for said County and State, the within named grantor, R. R. Townes, 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 Nashville, Tennessee, this the 31st day of December, 1986.

Phyllis Q. Ramsey
Notary Public

My Commission Expires:
11-1-87

78563

IDENTIFICATION REFERENCE

Dec 31 2 21 PM '86

FEE $ SESSION JR REGISTER
DAVIDSON COUNTY, TN

$13.50

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 963

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

[illegible] 3- [illegible]
560.00 [illegible]
.50 [illegible]
0.00 [illegible]
[illegible] 561.50-
34:9A 12/31/86 [illegible] ,T

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78563

IDENTIFICATION REFERENCE

DEC 31 2 21 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29086