68423

MLSWP22 09/21/87 rc

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SEP 24 3 58 PM '87

PETE K. WILSON REGISTER
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Box 18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Narandas Patel and wife, Madhuben Patel 815 N. Cumberland Street Lebanon, TN. 37087	Same	Map 37 Parcel 36

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, GEORGE W. REICHARDT, TRUSTEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto NARANDAS PATEL and wife MADHUBEN PATEL ("Grantees"), certain real property in Davidson County, Tennessee, described as follows:

Land on Percy Priest Drive in the 13th Councilmantic District of Nashville, Davidson County, Tennessee, described in accordance with a survey by Ellers, Hudson and Associates, Inc., dated September 11, 1987.

Beginning at an iron rod on the northern right-of-way of Percy Priest Drive, said iron rod being 942.47 feet more or less westerly from the centerline of Stewarts Ferry Pike; thence with the common property line with Music City Motels, Inc., as of record in Book 5905, Page 1, R.O.D.C.T., North 05 degrees 34 minutes 45 seconds East a distance of 289.55 feet to a concrete monument on the southern right-of-way of Interstate 40; thence with said right-of-way North 88 degrees 14 minutes 12 seconds West a distance of 444.15 feet to an iron rod; thence leaving said right-of-way with the common line with Larchwood, Inc., as of record in Book 3035, Page 243, R.O.D.C.T., South 03 degrees 50 minutes 58 seconds West a distance of 53.91 feet to an iron rod; thence continuing with said common line South 11 degrees 02 minutes 49 seconds East a distance of 207.69 feet to an iron rod on the northern right-of-way of Percy Priest Drive; thence with said right-of-way along a curve to the left having a radius of 1370.00 feet, an arc length of 381.22 feet, a central angle of 15 degrees 56 minutes 36 seconds and a chord of 379.99 feet along a bearing of South 87 degrees 27 minutes 17 seconds East to the point of beginning containing 2.69 acres more or less.

Being a portion of the property conveyed to George W. Reichardt, Trustee, from Larry Daniel Jackson, Sr., and wife Zellma Mae Jackson as of record in Book 4293, Page 557, R.O.D.C.T.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on the attached Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22nd day of September, 1987.

George W Reichardt, Trustee
George W. Reichardt, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca A. Gibbs, a Notary Public, GEORGE W. REICHARDT, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of September, 1987.

Rebecca A. Gibbs
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
My Commission Expires Jan 5, 1989

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $475,000.00.

Melanie C Reichardt
Affiant

Subscribed and sworn to before me, this 24 day of September, 1987.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
3-11-90

EXHIBIT A

1. Taxes for the year 1987, a lien but not yet due and payable.

2. Said tract herein does not have the right of egress or ingress to a controlled access highway (I-40) which runs along the northerly boundary line of said premises.

3. A 20 foot wide sanitary sewer easement for an 8" line with two manholes along the northerly boundary line of record in Book 5569, page 99, said Register's Office.

4. Subject to a 20 foot wide sanitary easement for a 12" line across and near the westerly line of said property herein.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7361 PAGE 926

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

475000.00- CAMT.
1330.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1339.50-
6287A09/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68423

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SEP 24 3 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19880