This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7550 PAGE 463

Address New Owner(s):
Jagubhai Champaneria
1044 Murfreesboro Rd
Nashville, TN 37217

Send Tax Bills to:
New Owner

Map: 106-16
Parcel: 53
Field Book: 02DA 50950

WARRANTY DEED

9735 05/23 0101 03CHECK 566.50

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD W. JOHNSON, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAGUBHAI K. CHAMPANERIA, (the "Grantee"), his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 10, as shown on the Plan of Glenview Commerical Development, being a Resubdivision of Lots No. 1, 2, 4, 5, and 6, and parts of Lots No. 3, 8, and 9, Subd. H.W. William's Lands, Book 547, page 6 and 63, of record in Book 3700, page 152, Register's Office for Davidson County, Tennessee
>
> Said Lot No. 10 fronts 21.7 feet on the northeasterly side of Murfreesboro Pike, and 166.7 feet on the southeasterly side of Philfre Court, and measures 34.8 feet around the curve at the easterly or southeasterly corner of the intersection of Murfreesboro Pike and Philfre Court; measures 50.0 feet along its northeasterly line and 190 feet along its southeasterly line.
>
> Being the same property conveyed to Richard W. Johnson by Installment Deed from Jerome B. Guttman and Mandell L. Cypress, of record in Book 5752, page 317, Register's Office for Davidson County, Tennessee.

Pat Johnson, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Grantor.

This is improved property known as 1044 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1988 property taxes which have been assumed by the Grantee. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor and his spouse have executed this instrument on this 23rd day of May, 1988.

Richard W. Johnson
RICHARD W. JOHNSON

Pat Johnson
PAT JOHNSON

3 2 7.5 2

IDENTIFICATION REFERENCE

MAY 23 12 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Richard W. Johnson and wife, Pat Johnson, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1988.

Joan Patterson
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 209,000.

Affiant

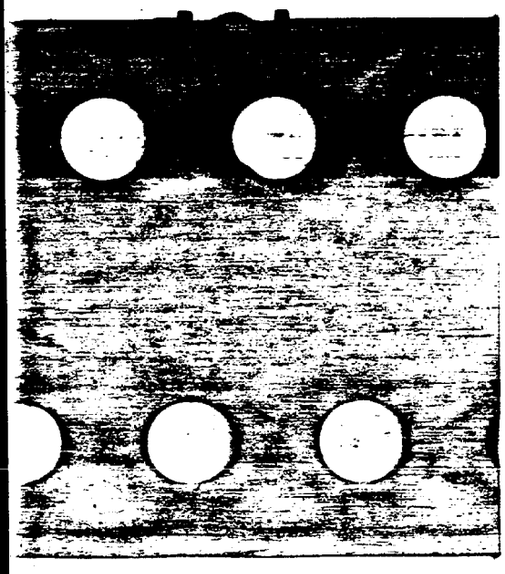
Subscribed and sworn to before me, this
23rd day of May, 1988.

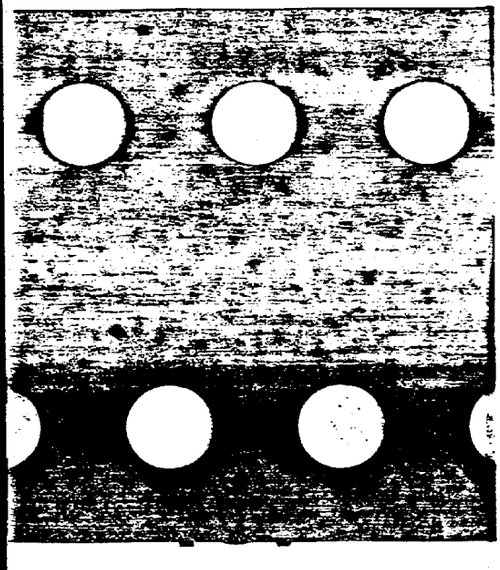
Joan Patterson
Notary Public

My Commission Expires: 11-12-89

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 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

CAMT 200000.00
CON TX 560.00
PRFEE 0.50
MDEED 6.00
TOTAL 566.50
CHECK 566.50

05/23/88 01 12:19 0001 9735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3275 2

IDENTIFI REFERENCE

MAY 23 12 17 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93909