mail

This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Maryland Farms, Suite 103
Brentwood, Tennessee, 37027

AUG 2 2 29 PM '88

55017

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:
Anil Patel and Devya Patel	Anil Patel and Devya Patel
7238 Green Meadows Lane	Same
Nashville, TN 37221	

Map Parcel Numbers: 18-12-85

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and other good and valuable consideration each to the other paid, John M. Thetford, Trustee with absolute power to bargain, sell, encumber, or convey without the joinder of any beneficiary has this day bargained and sold, and does hereby transfer and convey unto the said Anil Patel and wife, Devya Patel and Girish Patel and wife, Devyani, the Grantees herein, their (successors) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 6 on the Plan of Jackson Park Subdivision of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the east right of way line of Dickerson Pike, southwardly along the right of way, 266.80 feet from its intersection with the southwesterly right of way line of CSX Railroad; said iron pin is the southwest corner of the herein described tract; thence,

1. With the east right-of-way line of Dickerson Pike, N 3 deg. 49' 54" W, 121.80 feet to an iron pin set; thence,

2. With a line servering the property of H. B. Jackson and Rubye Jackson as record in Deed Book 1320, page 400 and Deed Book 2273, page 595, R. O. D. C., Tennessee, S 73 deg. 31' 09" E, 277.42 feet to an iron pin set; thence,

3. S 7 deg. 08' 06" e 50.13 feet to an iron pin; thence,

4. N 88 deg. 30' 00" W, 264.20 feet to the point of beginning and containing 22,391 square feet or 0.514 acre, more or less.

Being the same property conveyed to JOHN M. THETFORD, TRUSTEE WITH ABSOLUTE POWER TO BARGAIN SELL, ENCUMBER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed from H. (HARRY) B. JACKSON AND WIFE, RUBYE P. JACKSON, of record in Book 7350, page 90, Register's Office for Davidson County, Tennessee.

This is improved property known as 667 North Main Street, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging to the Grantees their (successors) heirs, and assigns forever. The Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the following items which are, hereby, specifically exempted from any warranty by the Grantor:

1. A Deed of Trust of record in Book 7446, page 616, said Register's Office in the original principal amount of $220,000;

2. A Lease from Hollingsworth Oil, Lessor, to G. J. W. Partnership, Lessee, of record in Book 7603, page 353 subject to the terms and conditions stated therein;

3. A sanitary sewer of record in Book 4956, page 175; and

4. A 24 foot ingress/egress easement according to the plan of Jackson Park Subdivision.

The Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors) heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 29 day of July, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John M. Thetford, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Subscribed and sworn to before me this 29 day of July, 1988

John M. Thetford
Affiant

Notary Public

My Commission Expires:
My Commission Expires Nov. 12, 1990

(Affix Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

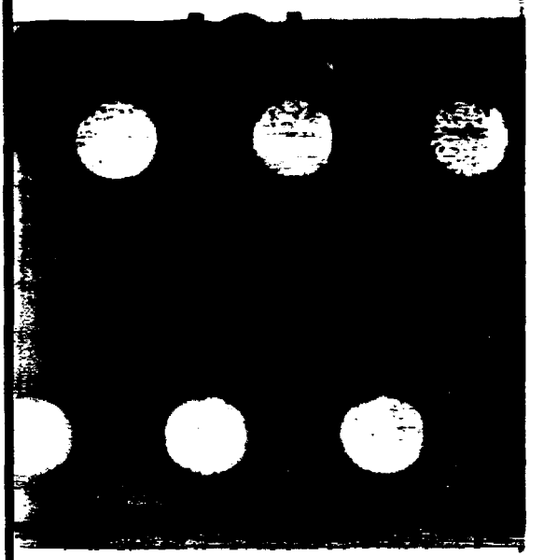
Personally appeared before me, the undersigned, a Notary Public in and for said County and State John M. Thetford, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

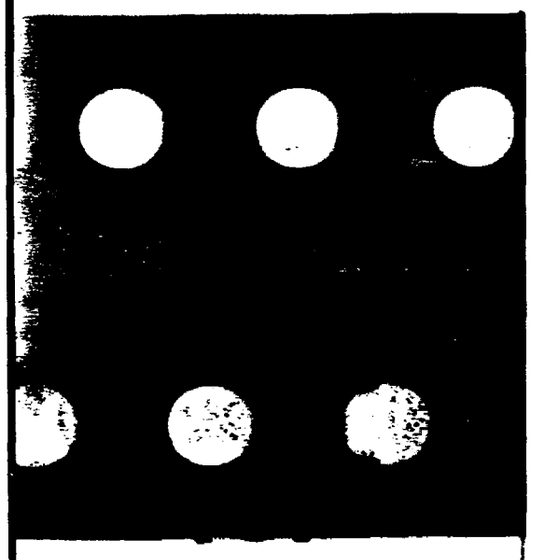
Witness my hand and official seal at DAVIDSON County, Tennessee, this 29th day of July, 1988.

Dawn R. Stotts
Notary Public

My Commission Expires:

My Commission Expires Nov. 12, 1990





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7616 PAGE 138

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
				330000.00
				CON TX 1089.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 1098.50
				CHECK 1098.50
08/02/88	01			14:33 0001 2835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55017

IDENTIFICATION REFERENCE

AUG 2 2 29 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 119436