This Form furnished by Attorneys Title Company, Inc.

BOOK 7851 PAGE 729

Form No. WD - 4

FROM

KHUSAL VINODRAY JIVANJI, presently known as PATEL VINODRAY JIVANJI

TO

PATEL PUSHPA VINODRAY

For draftsman's use

This instrument prepared by:
Branch H. Henard, III
Branstetter, Kilgore, Stranch & Jennings
200 Church Street
Nashville, TN 37201

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pushpa V. Patel (NAME)	same (NAME)	
4008 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61-11
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	282

(FOR REGISTER'S USE)

3675 8

MAY 30 11 31 AM '89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ exempt per T.C.A. 67-4-409(2)(3)(A)

Affiant Patel Pushpa Vinodray

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 1989.

Notary Public

MY COMMISSION EXPIRES: 2-10-92

(AFFIX SEAL)

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of $10.00 cash in hand paid and the promise of the within grantee to indemnify and hold harmless the within grantor from any and all liability arising on account of the property herein conveyed pursuant to contract of even date (a copy of which is attached hereto as Exhibit A), receipt of which is hereby acknowledged, the undersigned Patel Vinodray Jivanji, formerly known as Khusal Vinodray Jivanji [herein called the grantor] does hereby sell, transfer and convey unto Patel Pushpa Vinodray, her heirs and assigns, all of grantor's interest in certain real estate located in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being the southwest part of Lot "A" on the Map of Kennedy and Graves Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of the Old Nashville and Gallatin Interurban Railroad right-of-way, the southwest corner of Lot "A" thence with the easterly margin of said right-of-way, North 19-3/4 deg. East 100 feet; thence eastwardly parallel to the south boundary line of said lot, 106.4 feet to a stake in the west boundary line of a part of said Lot "A" conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife of record in Book 846, page 125, said Register's Office; thence with said Woolwine's west line, southwardly 100 feet to an iron pin in the original southerly line of Lot "A", Woolwine's southwest corner; thence westwardly along the southerly line of Lot "A", 106.4 feet to the point of the beginning. The above description taken from a copy of a description prepared June 4, 1936, by Erle Drake, County, Surveyor.

TRACT TWO

Land in Davidson County, Tennessee, being Lot No. 2 of Block "C" on the plan of the resubdivision of certain Lots in Blocks "A", "B", and "C", in Sunnymeade Subdivision, Unit No. 1, of record in Book 974, pages 56, 47, Register's Office for said County.

Said Lot No. 2 fronts 50.8 feet on the easterly side of Gallatin Road, as now located, and runs back 134.1 feet on the northerly line and 125.2 feet on the southerly line to an alley, measuring 50.3 feet thereon.

TRACT THREE

Land in Davidson County, Tennessee, being part of Lot "A" on the Map of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described according to a copy of a survey thereof, made June 6, 1938, by S. M. McMurray Engineering Company, as follows:

Beginning at an iron pin in the westerly line of the property conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife, of record in Book 846, page 125, said Register's Office, which point is South 19 deg. West 271.6 feet from a cut on the sidewalk in the Southerly margin of McAlpine Avenue, which point is also the northwest corner of this tract, thence south 19 deg. West 100 feet to an iron pin which is South 62 deg. 5' East 157.4 feet from the curb line of the Gallatin Road; thence South 62 deg. 5' East 60 feet to an iron pin; thence North 20 1/4 deg. East 100 feet to an iron pin; thence North 62 deg. 5' West 61.4 feet to the point of the beginning.

TRACT FOUR

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1 of Block "C" on the Plan of the Resubdivision of Sunnymeade Subdivision, Unit No. 1, as of record in Book 974, page 56, Register's Office for said County.

Said part of Lot No. 1 fronts 38.3 feet on the easterly side of Gallatin Pike, as now located, and runs back 125.2 feet on the northerly line and 120.5 feet on the southerly line to an alley, measuring 16.5 feet thereon.

Being the same property conveyed to Michael E. May and Dianna S. Fuller, by deed from F. B. Williams and wife Gertie Mae Williams of record in Book 4624, page 479, said Register's Office, and being the same property to which Michael E. May conveyed his one-half interest to Dianna S. Fuller of record in Book 4741, page 357, said Register's Office for Davidson County, Tennessee.

INCLUDED but EXCLUDED from the above described property is the following described property:

Land in Davidson County, Tennessee being described according to a survey made by Ralph W.C. Lambert, May 17, 1973, of resubdivision of Lots 1 & 2 of Block "C" of Sunnymeade Subdivision and being more particularly described as follows:

Beginning at a point in the easterly margin of Gallatin Road at the common corner of Lot 1 and 1A; thence with the line between said two lots easterly 120.5 feet to an iron pin; thence with the westerly margin of a 20 foot alley northeasterly 40.0 feet to an iron pin; thence westerly 127.5 feet to the easterly margin of Gallatin Road; thence with the easterly margin of said Road southerly 41.0 feet to the point of beginning.

Being part of the same property conveyed to Michael E. May and Dianna S. Fuller, by deed from F. B. Williams and wife Gertie Mae Williams of record in Book 4624, page 479, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Forrest H. May by deed from Michael E. May, unmarried, and Dianna S. Fuller and husband Thomas F. Fuller, of record in Book 4736, page 508, said Register's Office.

This is improved property located at 4008 Gallatin Road, Nashville, Tennessee.

BOOK 7851 PAGE 731

Being the same property acquired by the within grantor by conveyance of record in Book 6262, page 739, Register's Office for Davidson County, Tennessee to which recorded conveyance reference is here made.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises except that grantor warrants that he has not encumbered his interest in the property herein conveyed subsequent to the conveyance to record in Book 6262, page 739, R.O.D.C., and that he is the same person as Khusal Vinodray Jivanji, pursuant to name change ordered by the 2nd Circuit Court of Davidson County, Tennessee in case No. 85C-3056.

IN WITNESS WHEREOF, I, the said grantor have hereunto set my hand, this the 26th day of May, 1989.

Patel Vinodray Jivanji

PATEL VINODRAY JIVANJI, formerly known as KHUSAL VINODRAY JIVANJI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of May, 1989, before me personally appeared Patel Vinodray Jivanji, formerly known as Khusal Vinodray Jivanji, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Regina K. Stites

Notary Public

My commission expires:

7-19-89

0758 05/30 0101 03CHECK 12.00

EXHIBIT A

CONTRACT

BOOK 7851 PAGE 732

WHEREAS Vinodray J. Patel, a/k/a Patel Vinodray Jivanji [hereinafter Husband] and Pushpa Vinodray Patel, a/k/a Patel Pushpa Vinodray [hereinafter Wife] are husband and wife; and

WHEREAS, Husband is employed by General Motors, and has additionally acquired business interests in his own name; and

WHEREAS, the parties jointly own premises located at 4008 Gallatin Road in Nashville, which premises are used for a business enterprise known as Inglewood Motel; and

WHEREAS, the active management of Inglewood Motel has been conducted by Wife due to the nature of Husband's employment with General Motors, which requires Husband's frequent and continuing presense in Michigan; and

WHEREAS, the parties agree that the Inglewood Motel property, both real and personal, is not worth substantially more than the amount currently owed on account of acquisition of such property; and

WHEREAS, Husband and Wife both recognize that the operation of the Inglewood Motel has been Wife's responsibility and achievement since acquisition of the property, and desire that formal title to the property be formally transferred to Wife; and

WHEREAS, both Husband and Wife have sought and obtained the advice of separate counsel regarding this transaction, Husband's counsel being Branch H. Henard, III, and Wife's counsel being James R. Tomkins;

NOW, THEREFORE, in consideration of $10.00 cash in hand paid by Wife and other good and valuable consideration, receipt of which his hereby acknowledged by Husband, Husband and Wife covenant and agree as follows.

1. Husband shall convey to Wife his interest in the Inglewood Motel premises, being the property received by Husband and Wife by conveyance in Book 6262, page 739, Register's Office of Davidson County, Tennessee, which conveyance shall be subject to existing limitations, restrictions, and encumbrances except that Husband shall warrant that he has not encumbered his interest in the property subsequent to the acquisition of the property by the parties.

2. Husband hereby transfers and conveys unto Wife all Husband's right, title and interest in all personal property of the parties used in the operation of the Inglewood Motel, excluding automobiles and such other personal property which is used for personal as well as commercial purposes.

3. Wife shall indemnify and hold harmless Husband from any and all liability arising on account of the aforesaid property conveyed, whether arising by virtue of mortgage indebtedness incurred or assumed upon purchase of said property, or otherwise.

4. This constitutes the entire agreement between the paries; there are no terms, conditions, nor covenants not expressly conveyed herein.

WITNESS our hands below at Nashville, Tennessee this 26th day of May, 1989.

Vinodray J. Patel
VINODRAY J. PATEL

Pushpa V. Patel.
PUSHPA V. PATEL