NAME AND ADDRESS OF NEW OWNER:

RICHARD L. KIMSEY
10915 S. KIMBALL BRIDGE RD #125
ALPHARETTA, GA. 30201

SEND TAX BILLS TO:

SAME

BOOK 7893 PAGE 978

Map 106-16
Par 053

This instrument prepared by
Murfree, Cope & Moore, Attorneys
Murfreesboro, Tennessee
from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, JAGUBHAI K. CHAMPANERIA, have this day bargained and sold and do hereby transfer and convey unto RICHARD L. KIMSEY, an unmarried person, his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 10, as shown on the Plan of Glenview Commercial 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 of 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 Jagubhai K. Champaneria by deed of record in Book 7550, page 463, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property and of record and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said RICHARD L. KIMSEY, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is unencumbered except the 1989 property taxes which have been prorated between the parties, and the grantor having paid his prorata share unto the grantee, the grantee assumes and agrees to pay the same when due.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

The undersigned, RAMILA J. CHAMPANERIA, hereby joins in the execution of this instrument for the purposes of and does hereby convey to the grantee herein all of her right, title, claim and interest, in and to the above described real estate including, but not limited to, her homestead, dower, and any and all other marital rights. BOOK 7893 PAGE 979

Possession of said real estate is to be given by the grantor to the grantee upon delivery of this deed.

WITNESS OUR HANDS on this the 30th day of June, 1989.

JAGUBHAI K. CHAMPANERIA

RAMILA J. CHAMPANERIA

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, JAGUBHAI K. CHAMPANERIA and wife, RAMILA J. CHAMPANERIA, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this 30th day of June, 1989.

My commission expires: 10/26/92

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $121,810.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
this 30th day of June, 1989.

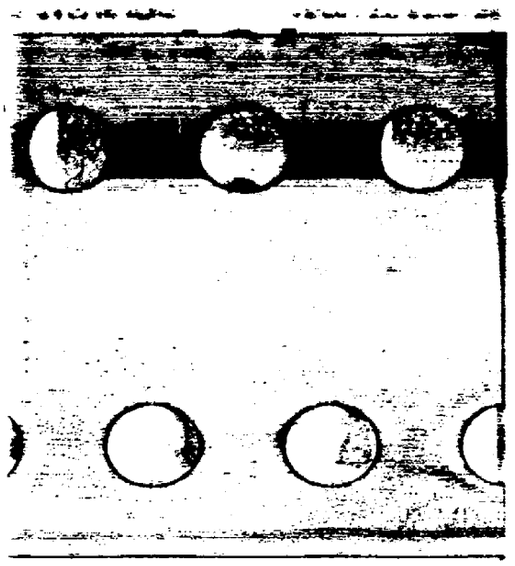
NOTARY PUBLIC
My commission expires: 10/26/92

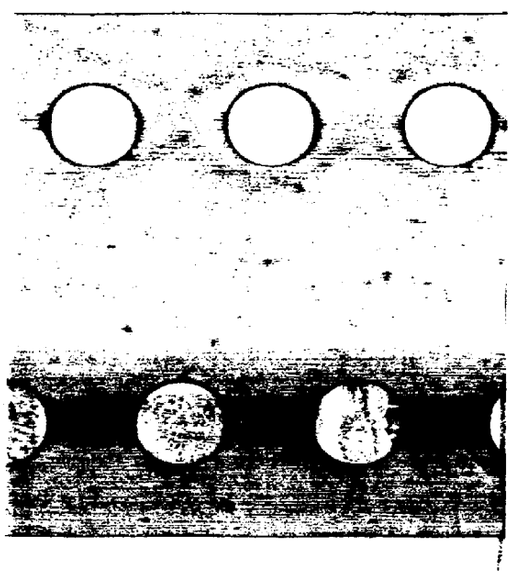
5093.23.

IDENTIFICATION REFERENCE

JUL 20 2 50 PM '89
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7228 07/20 0101 CHECK 408.94





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

RECEIVED OF _____

FOR _____

BOOK 7893 PAGE 980

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 121810.00
				CON TX 401.94
				PRFEE 1.00
				WDEED 6.00
				TOTAL 408.94
				CHECK 408.94
07/20/89		01		14:57 0001 7228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 9: 2 3:

IDENTIFICATION REFERENCE

JUL 20 2 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230878