Bk 42

THIS INSTRUMENT PREPARED BY
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Naranji V. Patel and wife, Shantaben N. Patel 5995 Crossmont Circle San Jose, CA 95120	same	106-25

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a federally chartered savings and loan association, ("Grantor") has bargained and sold, and by these presents does transfer, convey and specially warrant unto NARANJI V. PATEL and wife, SHANTABEN N. PATEL, ("Grantees") Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference, (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Naranji V Patel Jr.
AFFIANT

Subscribed and sworn to before me this 10 day of April, 1990.

NOTARY PUBLIC

My commission expires: 2-5-93.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same in unencumbered except as set forth hereinabove.

Grantor hereby covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 18th day of April, 1990.

GRANTOR:

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BY: Richard J. Morris

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, Richard J. Morris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of Security Federal Savings and Loan Association of Nashville, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 18 day of April, 1990.

GEORGE R. FUSNER, JR. NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 2-15-93

EXHIBIT A

Property Description

TRACT NO. 1:

LAND in Davidson County, Tennessee, being more particularly described according to a survey of R.L. Montoya, Land Surveying, dated August 13, 1984, as follows:

BEGINNING at an iron pin in the southerly boundary line of property owned by Michael P. Spence, of record in Deed Book 5768, page 503, Register's Office for Davidson County, Tennessee, and being in the northerly margin of a 30 foot wide easement for ingress and egress (described below), and being South 52 degrees 06 minutes 49 seconds West 144.15 feet along said boundary line from its intersection with the southerly right-of-way of Murfreesboro Pike (55 feet from the centerline), said intersection being northwesterly along said right-of-way, approximately 260 feet from Plus Park Boulevard; thence, with said boundary line, South 52 degrees 06 minutes 49 seconds West 273.24 feet to an iron pin, South 54 degrees 15 minutes 15 seconds West 412.90 feet to an iron pin, South 55 degrees 14 minutes 59 seconds West 36.00 feet to an iron pin, thence with the boundary line of property owned by Virble Anderson and wife, of record in Deed Book 2155, page 49 in said Register's Office, North 58 degrees 02 minutes 53 seconds West 129.20 feet to a concrete monument in the southerly right-of-way of Interstate 24; thence with said right-of-way, North 36 degrees 27 minutes 45 seconds East 516.82 feet to a concrete monument, North 40 degrees 30 minutes 41 seconds East 201.58 feet to an iron pin thence, with the southerly boundary line of properties owned by Publix OIl Company, Inc., of record in Deed Book 59030, page 366 and said Spence, South 50 degrees 29 minutes 02 seconds East 326.50 feet (passing through an iron pin at the common corner of Publix and Spence at 150.20 feet) to the beginning containing 3.83 acres.

TRACT NO. 2:

LAND in Davidson County, Tennessee described according to a survey of Barry Greer & Associates dated May 7, 1985 as follows:

BEGINNING at an iron pin set in the southwesterly margin of Murfreesboro Road, 175.00 feet from an existing monument in the easterly margin of Interstate 40 right-of-way; thence South 50 degrees 29 minutes 02" East 180.50 feet along the southwesterly margin of Murfreesboro Road to a P-K nail set; thence leaving the southwesterly margin of Murfreesboro Road, South 52 degrees 06 minutes 49 seconds West 144.15 feet to a P-K nail set; thence North 50 degrees 29 minutes 02 seconds West 176.30 feet to an iron pin, thence North 50 degrees 28 minutes 35 seconds East 143.30 feet to the point of beginning.

TRACT NO. 3:

The above-described Tract No. 1 is benefitted by a 30 foot wide permanent and perpetual easement for the purpose of ingress and egress to the above-described tract and being more particularly described as follows:

Beginning at the intersection of the southerly boundary line of property owned by Michael P. Spence, of record in Deed Book 5768, page 503 in the Register's Office for Davidson County, Tennessee, with the southerly right-of-way of Murfreesboro Pike (55 feet from the centerline), said intersection being northwesterly along said right-of-way approximately 260 feet from Plus Park Boulevard; thence, with said right-of-way, South 50 degrees 29

minutes 02 seconds East 30.81 feet; thence, leaving said right-of-way with the northerly boundary line of property owned by Joe Craft, et al., Trustees, of record in Deed Book 5341, page 466, said Register's Office, South 52 degrees 06 minutes 49 seconds West 422.86 feet, South 54 degrees 15 minutes 15 seconds West 207.15 feet to an iron pin; thence, continuing on the same line and the northerly boundary line of property owned by Arthur Viner and T.G. Davis, Jr., of record in Deed Book 4835, page 269 in said Register's Office, South 54 degrees 14 minutes 14 seconds West 186.89 feet; thence North 71 degrees 01 minutes 44 seconds West 36.75 feet to an iron pin in the southerly boundary line of said Spence (being the southerly boundary line of the above-described tract); thence with said boundary line, North 54 degrees 15 minutes 15 seconds East 412.90 feet to an iron pin, North 52 degrees 06 minutes 49 seconds East 417.39 feet to the beginning, containing 0.57 acres.

TRACT NO. 4:

Easement for the benefit of Tract No. 2 as created by deed from Spence Motels, Inc., to Sinclair Refining Company, dated June 2, 1967 and recorded in Book 4137, page 416, said Register's Office for ingress and egress over, under, and across the premises described as follows:

Beginning at the northeast corner of the property hereby conveyed; thence in a northwesterly direction along the southern right-of-way line of Murfreesboro Pike a distance of 25 feet to a point; thence in a southerly direction 51 feet, more or less, to a point in the east line of the property hereby conveyed which point lies 50 feet southwesterly from the northeast corner of said property; thence northwesterly along said east property line a distance of 50 feet southwesterly from the northeast corner of said property; thence northwesterly along said east property line a distance of 50 feet to the point of beginning; subject, however, to the use by Sinclair Refining Company of a portion thereof extending 12 feet 6 inches along the southerly line of Murfreesboro Pike in a westerly direction from the northeast corner of said easement area and extending southwesterly approximately 20 feet along the easterly property line of said easement area, the above described triangular area to be enclosed by a concrete curbing and used by Sinclair Refining Company for the erection and maintenance thereon of a sign pole and sign and a light pole and lighting fixture, the remaining portion of said curbed area to be landscaped by Sinclair Refining Company.

BEING the same property conveyed to Security Federal Savings and Loan Association by Deed of record in Book 7833, page 712, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. 1990 Metropolitan Government of Nashville and Davidson County, Tennessee real property taxes, which have been prorated and assumed by the Grantees.

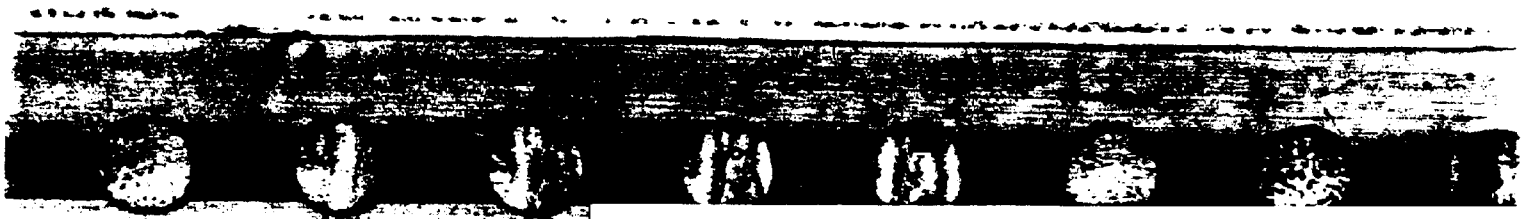
2. If improvements are completed by January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. No liability is assumed for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.

3. Terms and provisions of Lease to Stevenson Displays and recorded in Book 7585, page 407, Register's Office for Davidson County, Tennessee.

4. Easement(s) for Storm Drain as set forth in instrument recorded in Book 3671, page 21, Register's Office for Davidson County, Tennessee.

5. Easement(s) for Ingress, Egress as set forth in instrument recorded in Book 4137, page 416 and in Book 5768, page 503, both of the Register's Office for Davidson County, Tennessee.

19999
IDENTIF. TREFERENCE
APR 10 4 08 PM '90
DAVIDSON COUNTY
2416 04/10 0101 03CHECK 4801.00





OFFICIAL RECEIPT

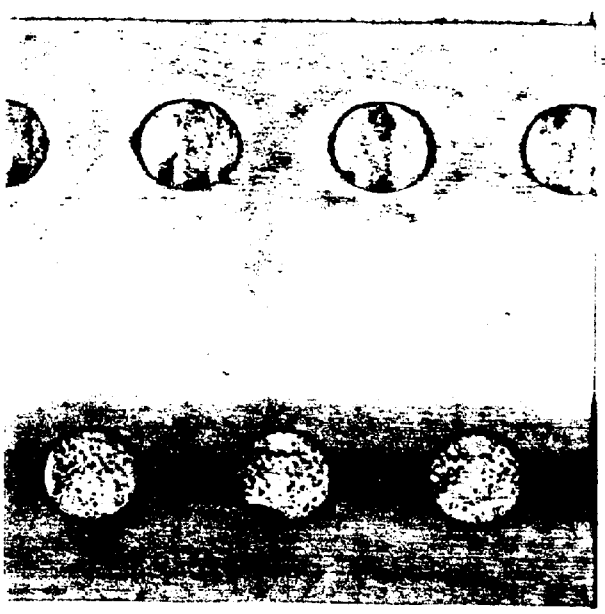
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8091 PAGE 74



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 1450000.00
				CON TX 4785.00
				PRFEE 1.00
				WDEED 15.00
				TOTAL 4801.00
				CHECK 4801.00
		04/18/90	01	16:06 0001 2416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19899

IDENTIF. REFERENCE

APR 18 4 08 PM '90

DAVIDSON COUNTY TN.

No. 311598