BOOK 8241 PAGE 686

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30525)

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $134,000.00

K B Patel
Affiant

Sworn and subscribed before me this 20th day of November, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
K. B. Patel
Augustine P. Moses
1298 Dickerson Pike
Goodlettsville, TN 37072

MORTGAGEE:

MAP-PARCEL NUMBERS
11D 37940 33-98

PD$ 11/21 0101 08CHECK 449.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kamuben R. Hajari and spouse, Ramamlal V. Hajari,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **K. B. Patel and Augustine P. Moses,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, May 11, 1954, as follows:

BEGINNING at a point in the southeasterly margin of Dickerson Pike 848.8 feet from the southwest corner of Lot No. 1 of the D. M. Moore Plan of Lots, of record in Book 843, Page 63, Register's Office for said County, said point being at the northeast corner of a tract of 1.06 acres conveyed to Elton O. Morris and wife, by deed of record in Book 2197, Page 157, said Register's Office; thence with Morris' east line, partly along a wall south 35 degrees 28 minutes east 161 feet to a point in said wall; thence along said wall north 53 degrees 10 minutes east 391.8 feet to a point; thence north 55 degrees 12 minutes west 151 feet to the margin of Dickerson Pike; thence with the margin of same, southwesterly partly around a curve 381 feet to the point of beginning.

BEING the same property conveyed to Kamuben R. Hajari and husband, Ramanlal V. Hajari, by deed from Juan M. Caratachea and wife, Beulah Caratachea, of record in Book 5945, Page 628, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a first mortgage of record in Book 5945, Page 631, Register's Office for Davidson County, Tennessee.

FELIX E. NELSON REGISTER DAVIDSON COUNTY, TN
Nov 21 9 48 AM '90
IDENTIF. TREFERENCE
74198

This is improved property, known as: 1298 Dickerson Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 1990.

Kamuben R. Hajari
Kamuben R. Hajari

Ramamlal V. Hajari
Ramamlal V. Hajari

State of Tennessee
County of Davidson

On this 20th day of November, 1990, before me the undersigned authority, personally appeared Kamuben R. Hajari and Ramamlal V. Hajari, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I 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 134000.00
CON TX 442.20
PRFEE 1.00
WDEED 6.00
TOTAL 449.20
CHECK ~~449.20~~
~~90 02 0001 9233~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74198

IDENTIF. REFERENCE

Nov 21 9 48 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 375224