Box 56 (Greg)

BOOK 8609 PAGE 633

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,220.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF April
Notary Public
MY COMMISSION EXPIRES 9-21-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Greg Hardeman, One Burton HIlls Blvd., Ste. 220, Nasvhille, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Balu L. Champaneria, et ux (NAME)	same (NAME)	106-7-0 061.00
741 Murfreesboro Rd. (ADDRESS)	(ADDRESS)	
Nashville, Tenn. 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

3797 04/24 0101 03CHECK 1558.04

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ramesh N. Patel and Harish N. Patel and Ramesh N. Patel, Attorney in Fact for Geeta N. Patel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Balu L. Champaneria and wife, Urmila B. Champaneria

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 1 on the plan of Oliver Subdivision, property of Spence Oliver and Judy Kay Oliver, as recorded in Plat Book 6050, page 141, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vitthal K. Patel by deed from Spence Oliver and wife, Judy Kay Oliver, of record in Book 6571, page 982, said Register's Office. Vitthal K. Patel has since died leaving Hemlata V. Patel as the surviving spouse with his estate being administered in the Probate Court of Davidson County, Tennessee (Docket #95563). Hemlata V. Patel has also since died leaving Ramesh N. Patel, Harish N. Patel and Geeta N. Patel as her closest kin and heirs at law. Her estate is being administered in the Probate Court of Davidson County, Tennessee (Docket # 95562).

SUBJECT TO Deed of Trust executed by Vitthal K. Patel on May 30, 1985, to Patsi B. Gregory, Trustee, of record in Book 6571, page 985, said Register's Office, in the original principal amount of $320,424.11 payable to Spence Oliver and Judy Kay Oliver. ASSUMED BY GRANTEES.

SUBJECT ALSO TO Installment Deed to Spence Oliver and wife, Judy Kay Oliver in the original amount of $325,000.00 payable to William R. Reed and wife, Sue Anderson Reed as of record in Book 5585, page 949, said Register's Office. ASSUMED BY GRANTEES.

unimproved ( )
This is improved (X) property, known as 741 Murfreesboro Road, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 _____ hand _____ this 17th day of April, 1992

Ramesh N. Patel

Harish N. Patel

Geeta N. Patel by Ramesh N. Patel

Ramesh N. Patel, Attorney in Fact for Geeta N Patel

STATE OF ~~TENNESSEE~~ Midland, Michigan
COUNTY OF

BOOK 8609 PAGE 634

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harish N. Patel

the 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 Midland, Michigan, ~~Tennessee~~, this 17th day of April 19 92.

Commission expires 12-6 93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

APR 24 11 12 AM '92
ELLIS DAVIS SUMNER CO. TN.

IDENTIF. REFERENCE 04593

STATE OF Ohio
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ramesh N. Patel, the 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 Springfield, Ohio this 14 day of April, 1992.

RUTH ELLEN SLONE, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 17, 1996
Recorded in Clark County

Commission expires

Ruth E. Slone
Notary Public

STATE OF Ohio
COUNTY OF Clark

On this, 14 day of April, 1992, before me personally appeared Ramesh N. Patel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Geeta N. Patel as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Geeta N. Patel.

RUTH ELLEN SLONE, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 17, 1996
Recorded in Clark County

Commission expires

Ruth E. Slone
Notary Public

WARRANTY DEED

FROM

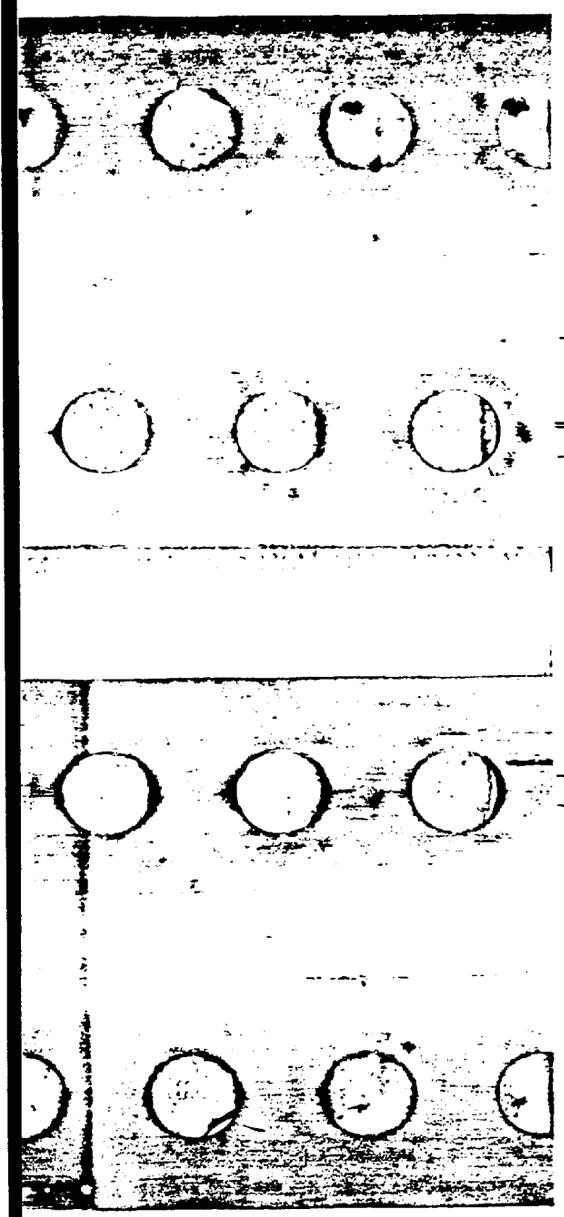
Ramesh N. Patel and Harish N. Patel and
Ramesh N. Patel, Attorney in fact for
Geeta N. Patel

TO

Balu L. Champaneria and wife,
Urmila B. Champaneria

RETURN TO:

Greg Hardeman
One Burton Hills blvd., Ste. 220
Nashville, Tennessee 37215



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

RECEIVED OF _____

FOR _____

BOOK 8609 PAGE 635

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 419230.00
CON TX 1551.04
PRFEE 1.00
WDEED 6.00
TOTAL 1558.04
CHECK 1558.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 01-05N0001 3797

04593

IDENTIF. REFERENCE

APR 24 11 02 AM '92

FELIX Z WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 524607