This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 9679 PG 357

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Himanshu Patel	Same	162-9
537 Tobylynn Drive		Parcels 7 & 8
Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, D. H. PEPPERS, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto HIMANSHU PATEL, hereinafter the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Cedarwood Estates, Section Six, of record in Plat Book 5200, page 196, Register's Office for said County.
>
> Being part of the same property conveyed to D. H. Peppers, by deed from John T. Baugh, Jr. and wife, Nell Baugh, as of record in Book 6096 page 137, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 301 and 305 Cedarmont Drive, Nashville, Tennessee 37211.

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

This conveyance of the property herein and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Taxes for 1995 a lien not yet due and payable.
2. All matters as shown on the Plan of record in Book 5200, page 196, Register's Office for Davidson County, Tennessee.
3. Easement for First Suburban Water Utility District, recorded in Book 4545, page 206, said Register's Office.

4. A 24 foot permanent and a 40 foot temporary easement for First Suburban Water Utility District of record in Book 4545, page 203, said Register's Office.

GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized 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; and he further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The undersigned WYLENE W. PEPPERS, spouse of GRANTOR, joins in this instrument to convey any marital interest she may have in the subject property.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand as of this 22 day of May, 1995.

D. H. PEPPERS

WYLENE W. PEPPERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. H. PEPPERS and WYLENE W. PEPPERS, 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 Nashville, Davidson County, Tennessee, this 22 day of May, 1995.

Notary Public

My Commission Expires:
7/26/97

PHILIP W. PILCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $155,000.00.

Affiant

Sworn to and subscribed before me
this 22 day of May, 1995.

Notary Public

My Commission Expires: 7/26/97

PHILLIP W. PILCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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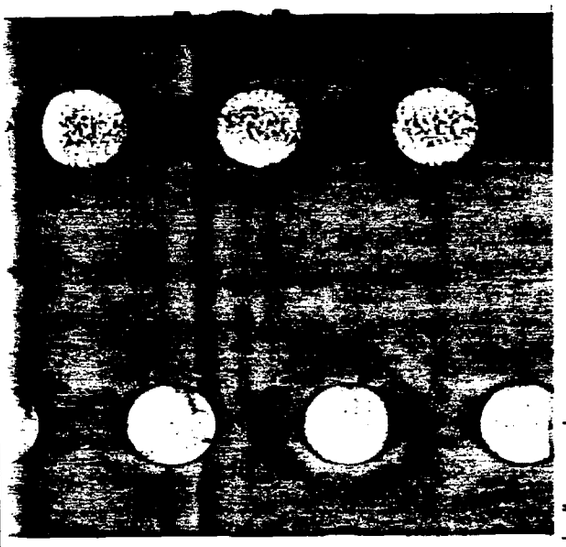
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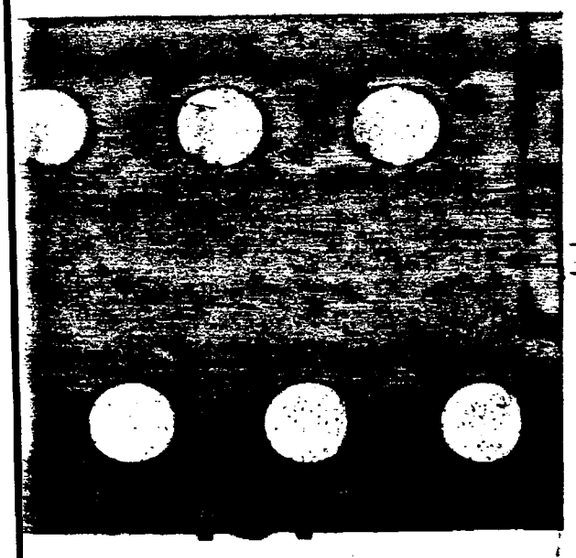
IDENTIF. & REFERENCE

95 MAY 23 PM 3:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3789 05/23 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 9679 PG 360

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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 12.00
TOTAL 586.50
CHECK 586.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/95 01 15:50 0001 3789

0063259
IDENTIF. ↑ REFERENCE

95 MAY 23 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 913133