BOOK 9791PG565

0099139

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 SEP 11 PM 1:32

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (PWJr/fs/kd) Title No: 36921
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anil C. Desai Asha A. Desai 1360 Brick Church Pike Nashville, TN 37207-5098	SAME

TAX MAP-PARCEL NUMBERS: 13DA 100-71-6-77

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 **Hasmukh B. Shyamji** (a/k/a Hasmukh Shyamji) **and spouse, Chandan H. Shyamji,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anil C. Desai and spouse, Asha A. Desai,** 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 Davidson County, Tennessee, described according to a survey by Turner Engineering Co., Dated July as, 1972, and survey by Ragan-Smith-Murphy & Associates, Inc.. dated May 28. 1986, updated and certified on July 24, 1991, as follows:

Beginning at an iron pin in the southwesterly corner of the intersection of Brick Church Pike and Arctic Avenue; thence South 5° 13' 57" East 42 feet to an iron pin; thence South 15° 59' 27" East 112.50 feet to an iron pin; thence South 5° 13' 57" East 147.12 feet to an iron pin; thence leaving the margin of Brick Church Pike, South 83° 37' 39" West 334.04 feet to an iron pin; thence North 6° 22' 21" West 20 feet to an iron pin; thence South 83° 37' 39" West 265 feet to an iron pin; thence North 6° 22' 21" West 280 feet to an iron pin; thence North 83° 37' 39" East 584 feet to the point of beginning, containing 4.0 acres, more or less.

Being the same property conveyed to Hasmukh Shyamji (a/k/a Hasmukh B. Shyamji) and spouse Chandan H. Shyamji, by deed from Guaranty Federal Savings Bank of record in Book 8496, Page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4014, Page 755, said Register's Office, to all matters shown on the referenced survey by Ragan-Smith-Murphy & Associates, Inc., and to all property taxes for calendar year 1996 and thereafter. The Grantee has paid its estimated share of the 1995 realty and personalty taxes to Grantor, and Grantor agrees, subject to the provisions of a Re-Proration Agreement of even date, to pay all of said taxes by the end of calendar year 1995.

Description Reference: Described according to the survey referenced in the foregoing description.

This is improved property, known as: 1360 Brick Church Pike, Nashville, TN 37207-5098

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 5th day of September, 1995.

H. B. Shyamji
Hasmukh B. Shyamji

C. H. Shyamji
Chandan H. Shyamji

State of Tennessee
County of Davidson

On this 5th day of September, 1995, before me the undersigned authority, personally appeared **Hasmukh B. Shyamji** and **Chandan H. Shyamji**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,294,300.00

ANIL C. DESAI
Affiant

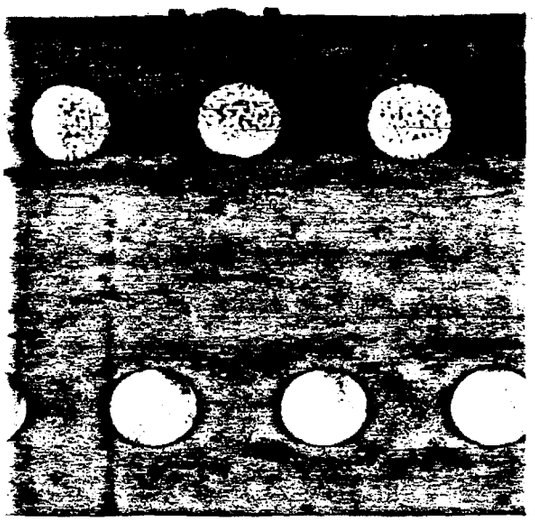
Sworn and subscribed before me on the 5th day of September, 1995.

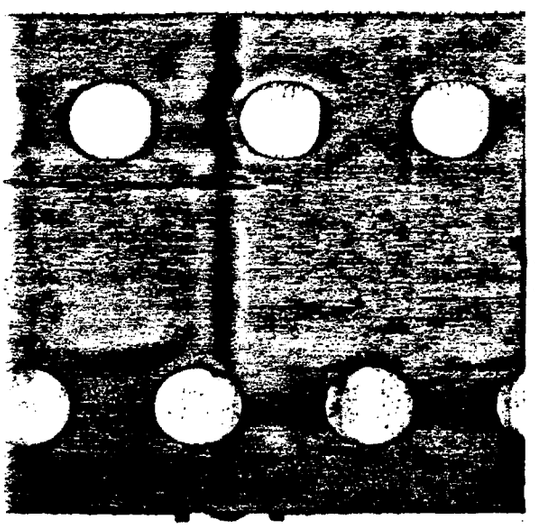
Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

2809 09/11 0101 03CHECK 4797.91





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

RECEIVED OF _____

FOR _____

BOOK 9791 PG 567

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
1294300.00
CON TX 4788.91
PRFEE 1.00
WDEED 8.00
TOTAL 4797.91
CHECK 4797.91

09/11/95 01 13:35 0001 2809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099139
IDENTIF. ↑ REFERENCE

95 SEP 11 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951685