Bk 58

BOOK 9894 PG 705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: January 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P.C., 315 Deaderick Street, Suite 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bimal Patel, et al	Bimal Patel	Map 97
(NAME) ←	(NAME) 5557 Saddle Wood Lane	Parcel 112
(ADDRESS)	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas E. Baldridge, all of his four-fifth (4/5) undivided interest and E. M. Haywood, all of his one-fifty (1/5) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bimal Patel and wife, Maya Patel, a one-half (1/2) undivided interest and Kirit Patel and wife, Jyotshna Patel, a one-half (1/2) undivided interest, as tenants*

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION INCORPORATED HEREWITH

*in common with rights of survivorship

0133958

IDENTIFICATION

95 DEC 20 PM 2:27

DAVIDSON COUNTY, TN

13.2 12"X 21.1L DOC-ESK 1293.00

This is unimproved (X) improved ( ) property, known as a Tract of Land on Old Hickory Boulevard Nashville, TN
(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 our hands this 19th day of December 19 95

Thomas E. Baldridge

E. M. Haywood

BOOK 9894 PG 706

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 Thomas E. Baldridge and E. M. Haywood

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of Decmeber 19 95

Commission expires January 25, 1997

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 _____ 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

WARRANTY DEED

FROM

TO

RETURN TO:

EXHIBIT "A"

Land in the Fourth Civil District of Davidson County, Tennessee, as follows:

Being situated in the southwest quadarant of the intersection of Interstate Route 40, East and Old Hickory Boulevard, (a portion of which is as Reserved Parcel A on the Revised Plan of Priest Lake Center, Section Two, as recorded in Book 4715, page 132, said Register's Office) and described as follows, according to a survey by Alley, Brown & Pate Engineers, dated June 9, 1970:

BEGINNING at a point in the southwesterly margin of Old Hickory Boulevard and at the southeast corner of property conveyed to Humble Oil & Refining Company by deed for record in Book 3862, page 689, Register's Office for said County, said point being further described as the southwesterly boundary of property conveyed to the State of Tennesse by deed of record in Book 3342, page 509, said Register's Office; thence with the southwesterly margin of Old Hickory Boulevard and the southwesterly boundary of property conveyed to the State of Tennessee as aforesaid, South 40 deg. 52' East 389.50 feet to a point; thence South 83 deg 22' West 300 feet to a point; thence South 6 deg. 38' East 116.04 feet to a fence in the northerly line of property conveyed to J. M. Yearwood and wife, Mary E. Yearwood, by deed of record in Book 2484, page 617, said Register's Office; thence with the northerly boundary of the said J. M. Yearwood property and with the northerly boundary of property conveyed to Bennie Helton and wife, Dana Lane Halton, by deed of record in Book 2799, page 256, said Register's Office, South 83 deg. 22' West 442.45 feet to a corner post in the easterly margin of Mill Road; thence North 2 deg. 40' West 579.36 feet to a corner fence post; thence North 78 deg. 55' East 174.69 feet to a point, said point being the northwest corner of the Humble Oil & Refining Company property abovementioned; thence with the southwesterly boundary of said Humble Oil & Refining property South 39 deg. 51' East 200 feet to a point; thence with the southerly boundary of the said Humble Oil & Refining Company property North 79 deg. 24' East 200 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM, the following described parcel and easement:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1, Section 3, of Priest Lake Center, not of record, described as follows:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard at a point which is South 40 deg. 52' East a total distance of 50 feet from the southeasterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware corporation, by deed of record in Book 3862, page 689, said Register's Office, and said beginning point also being 660.5 feet, more or less, southeastwardly from the center line of Interstate Highway I-40; thence with the southwesterly margin of Old Hickory Boulevard, South 40 deg. 52' East a distance of 127 feet to a point; thence leaving the said margin Old Hickory Boulevard, South 49 deg. 8' West a distance of 171.5 feet to a point; thence North 40 deg. 52' West a distance of 127 feet to a point; thence North 49 deg. 8' East a distance of 171.5 feet to a point of beginning.

Easement for the benefit of the preceding parcel as created by deed from Robert A. McDowell and Theodore H. Lightfoot to M & M Development Company, a partnership composed of W. Terrance Mays and J. A. (Buddy) Morgan dated July 19, 1974 and recorded in Book 4837, page 468, Register's Office for Davidson County, Tennessee, for ingress and egress over and across the premises described as follows:

Beginning at a point on the southwesterly margin of Old Hickory Boulevard, said point being the same point of beginning as is set forth in the descripton of the preceding parcel above-described; thence with the northwesterly line of the property above-described as Parcel No. A, South 49 deg. 08' West a distance of 50 feet to a point; thence North 04 deg. 08' East a distance of 70.71 feet to the southwesterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware corporation, by deed of record in Book 3862, page 689, Register's Office for said County; thence with the southwesterly margin of Old Hickory Boulevard South 40 deg. 52' East a distance of 50 feet to the point of beginning.

BEING the same property conveyed to E. M. Haywood, a one-fifth (1/5) undivided interest, and Thomas E. Baldridge, a two-fifth (2/5) undivided interest, and Thomas M. Baldridge, a two-fifth (2/5) undivided interest, as tenants in common, by deed from Robert J. Baltz, Jr. and Catherine H. Baltz a/k/a

Katherine H. Baltz, of record in Book 6768, page 555, Register's Office for Davidson County, Tennessee. Melinda Milam Baldridge conveyed all of her ownership interest to Thomas E. Baldridge by Quitclaim Deed of record in Book 7991, page 601, said Register's Office and Thomas M. Baldridge conveyed all of his interest to Thomas E. Baldridge by Quitclaim Deed of record in Book 7991, page 604, said Register's Office.

FURTHER INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFORM ARE THE FOLLOWING THREE (3) TRACTS HAVING SINCE BE CONVEYED AND DESCRIBED AS FOLLOWS:

Tract 1: Deed Reference in Book 7935, page 392, Register's Office for Davidson County, Tennessee.
Land in the Fourth Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the southerly line of Burdette and the westerly line of Old Hickory Boulevard, said point being the southeasterly corner of the property of Burdette; thence along the southerly line of Burdette, South 89 deg. 39' 41" West, 85.085 feet to a point, which is the REAL POINT OF BEGINNING of the subject property; thence, from said real point of beginning, and along the southerly line of Burdette, South 89 deg. 39' 41" West, 114.915 feet to a point, the southwesterly corner of Burdette; thence, along the proposed right-of-way of the State of Tennessee along a curve to the south and east, said curve having a radius of 100 feet, a distance of 156.48 feet to a point; thence, continuing with the proposed right-of-way, North 29 deg. 46' 30.6" West 41.816 feet to the REAL POINT OF BEGINNING.

Tract 2: Deed Reference in Book 8101, page 50, and correction in Book 8111, page 578, Register's Office for Davidson County, Tennessee.
A tract of land located in the 4th Civil District of Nashville, Davidson County, Tennessee, being part of parcel 112 on Map 97, and all of parcel 115, on Map 97, as of record in 7991, page 601, R.O.D.C., Tennessee. Parcel 115, also known as Reserved Parcel "A", Revised Section Two, Priest Lake Center, as of record in Book 4715, page 132, Register's Office for Davidson County, TN.

Beginning at an iron pin located in the westerly margin of Old Hickory Boulevard, 787.5 feet from the centerline of I-40, with said pin being the most southeast corner of the W. Terrance Mays property as recorded in Book 4837, page 468, Register's Office for Davidson County, Tennessee, and the most northeast corner of the property as described herein; thence with said margin the following two calls: S 40 deg. 51' 44" E 39.95 feet; 40 deg. 47' 49" E 172.40 feet to a concrete monument; thence leaving said margin the following three calls: S 83 deg. 22' 00" W. 299.74 feet; 6 deg. 38' 00" W 4.67 feet; N 20 deg. 02' 36" E 86.93 feet to an iron pin located in the most southeast corner of the W. Terrance Mays Property above mentioned, and being a southeast corner of the Thomas Baldridge Property as of record in Book 7991, page 601, R.O.D.C., TN; thence N 49 deg. 56' 36" E 169.45 feet to the point of beginning, according to a survey dated 1/16/90, revised 1/30/90 & 2/19/90 by Campbell Surveying Company, Inc.

Tract 3: Consent Judgment and Final Decree of record in Book 9116, page 508, Register's Office for Davidson County, Tennessee.
FEE SIMPLE:
Beginning at the point of intersection of the existing west margin of Old Hickory Blvd. and the north boundary of Terrance W. Mays, et al property; thence with said north boundary eastwardly 130 feet more or less to a point which is 35 feet right of proposed Mill Road centerline station 48+33.78; thence north 10 deg. 10' 55" west 10 feet to a point which is 25 feet right of proposed Mill Road centerline station 48+33.78; thence with a 150 foot radius curve right northwestwardly 234.72 feet to a point which is 25 feet right of proposed Mill Road centerline station 46+80.95; thence north 30 deg. 07' 07" west 222.54 feet to a point in the existing south margin of I-40; thence with said margin north 89 deg. 39' 41" east 60 feet, more or less, to a point in the northwest corner of the James E. Burdette, et ux property; thence with Burdette's west boundary south 30 deg. 30' 07" east 200 feet to a point which is 25 feet left of proposed Mill Road centerline station 46+80.95; thence with a curve left having a radius of 100 feet eastwardly 156.48 feet to a point which is 25 feet left of propsed Mill Road centerline station 48+76.54; thence north 29 deg. 46' 30.6" west 41.816 feet to a point in Burdette's south boundary; thence with said south boundary south 89 deg. 39' 41" west 85.085

feet to a point in the existing west margin of Old Hickory Blvd., thence with said margin southwardly 50 feet, more or less, to the point of beginning and continaing 0.585 acre.

TEMPORARY CONSTRUCTION EASEMENT

By this instrument of grantors hereby condemn an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the property of the grantors. This easement

shall terminate upon completion of construction of the project.

Beginning at the point of intersection of the existing south margin of I-40 and the proposed west margin of relocated Mill Road described above; thence with said proposed west margin south 30 deg. 30' 07" east 222.54 feet and continuing with a 150 foot radius curve left eastwardly 234.72 feet to a point which is 25 feet right of way proposed Mill Road centerline station 48+33.78; thence with the meander of the slope westwardly and northwardly 460 feet more or less to a point in the existing south margin of I-40, the point of beginning and containing 2,670 square feet.

AND FURTHER TEMPORARY CONSTRUCTION EASEMENT

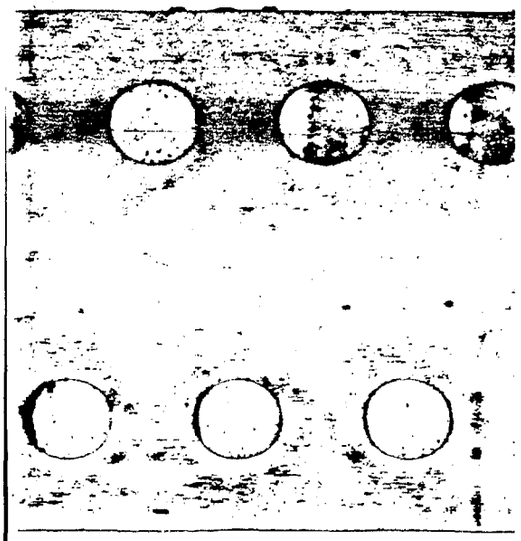
By the instrument of record in Book 9116, page 508, Register's Office for Davidson County, Tennessee, the grantors condemned an easement for the construction of working area outside of the proposed right of way line. The title to the described land remains vested in the grantor and is to be used by the State of Tennessee, its contractors or assigns for a period of 2 years, from and after the commencement of construction.

Parcel 1 - Beginning at the point of intersection of the existing south margin of I-40 and the slope easement described above; thence with the meander of the slope southwardly and eastwardly 460 feet, more or less, to a point which is 25 feet right of proposed Mill Road centerline station 48+33.78; thence south 10 deg. 10' 55" east 5 feet; thence with a line which is at all points parallel to and 5 feet south and west of the west margin of the slope easement described above 465 feet, more or less, to the point of beginning.

Parcel 2 - Beginning at a point in the existing west margin of Old Hickory Blvd., said point being 50 feet right of centerline station 135+00; thence with said margin southwardly 25 feet, more or less; thence northwestwardly 25 feet, more or less; thence northwardly 55 feet, more or less; thence northwardly 10 feet, more or less, to a point in the existing west margin of Old Hickory Blvd.; thence with said margin southwardly 65 feet, more or less, to the point of beginning.

The above legal description is from all of the instruments referenced above.

This conveyance is subject to 1995 taxes, paid, prorated, and assumed by the Grantees the day of closing; all easements that may located on the property; restrictive covenants as set out in Book 4893, page 228; lack of access to Interstate 40; and leases not of record.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

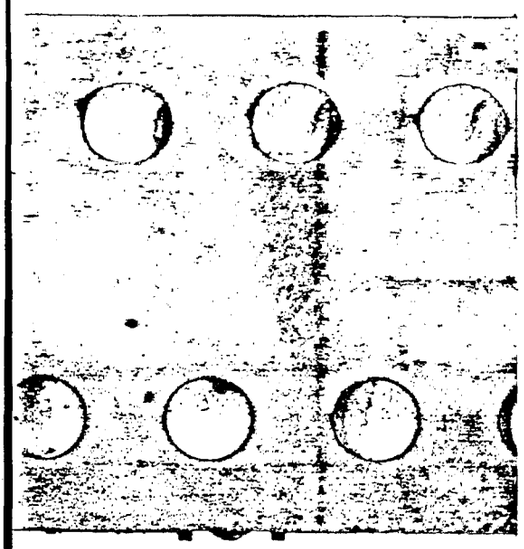
RECEIVED OF _____

FOR _____

BOOK 9894 PG 710

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
350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 2.00-
~~CHECK 1293.00~~
CHECK 1293.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/95 01 14:26 0001 0368

VOID
TDEED 2.00-
TDEED 2.00
VOID
WDEED 2.00-
WDEED 20.00
~~TOTAL 18.00~~
~~CHECK 18.00~~

12/20/95 01 14:32 0001 0382

0133958
IDENTIFICATION REFERENCE

95 DEC 20 PM 2:27
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

Total $1,316.00

No. 988787