0146917

IDENTIFICATION REFERENCE

Q277633
Box 35

This instrument prepared by:
Dodson, Parker & Behm
306 Gay Street, Suite 400
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

96 FEB -2 PM 2:17

FEE[illegible]
DAVIDSON COUNTY TN.

BOOK 9937 PG 160

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
HIMANSHU V. PATEL 111 Knobbs Place Nashville, TN 37211	Same	81-4 233

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, Volstate Properties, Inc. has this day bargained and sold and does hereby transfer and convey unto Himanshu V. Patel, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 3 on the Plan of Resubdivision of Lot 2 MetroCenter Tract 21-B, of record in Book 7900, page 528, Register's Office for Davidson County, Tennessee, as amended in Book 8970, page 758, said Register's office (the "Plat") together with all easements appurtenant to Lot 3 as shown on the Plat including, but not limited to, the non-exclusive easement to connect onto any sanitary, storm sewer or utility lines and non-exclusive easements for ingress and egress as shown on said Plat.

Being the same property conveyed to Volstate Properties, Inc., a Tennessee Corporation, by deed from Metrocenter Holdings, Inc., a Tennessee Corporation, of record in Book 8953, page 739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encroachments known to Grantees, 1996 property taxes, and all matters of record, including those as shown in the following: Restrictive Covenants contained in an instrument of record in Book 4784, page 659, as modified in Book 5792, page 787, and made applicable by Book 7012, page 61, Register's office for Davidson County, Tennessee; Restrictive Covenants of record in Book 5225, pages 112 and 120, Book 5242, page 389 and Book 7012, pages 61 and 62, said Register's Office; Restrictive Covenants of record in Book 5347, page 88 and 166, Book 4793, page 166, and Book 7487, page 952 of said Register's Office; Plan of record in Book 7900, page 528, as amended in Book 8970, page 758, in said Register's Office and Surveyor's report dated May 12, 1993; Declaration of minimum setback lines, of record in Book 8874, page 430, said Register's Office; Declaration of Special Covenants and Restrictions, of record in Book 8953, page 747, in said Register's Office; Easements and agreements contained in Deed from MetroCenter Holdings, Inc. to Volstate Properties, Inc., of record in Book 8953, page 747, in said Register's Office; Plan of record in Book 7900, page 724 (as to easement areas); and subject to all matters shown on the survey of Daniels & Associates, dated July 29, 1994 Gregory E. Daniels, TRLS No. 1489.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this the 27 day of February, 1996.

Notary Public

My Commission Expires: 11/22/97

This is improved property, known as 2040 Metrocenter Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth herein. Grantor further covenants and binds its successors and assigns to warrant and forever defend such title to said real estate to the said Grantee, his successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on the date and year first above written.

GRANTOR:

VOLSTATE PROPERTIES, INC.

BY: _____

TITLE: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harlan Dodson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of Volstate Properties, Inc., a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by himself as Secretary.

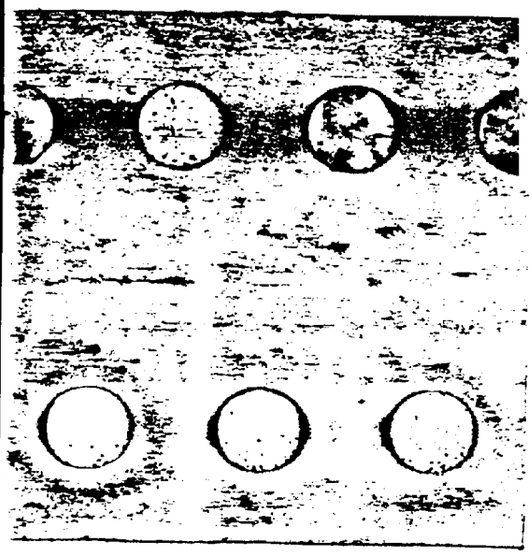
Witness my hand and seal, at office in Nashville, Tennessee, this 2 day of February, 1996.

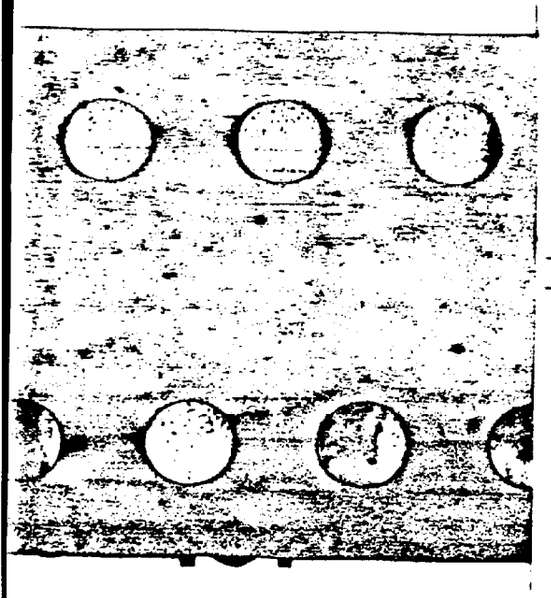
Cindy R. Alexander
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 3-22-97

4302 02/02 0101 03CHECK 1119.00





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

RECEIVED OF _____

FOR _____

BOOK 9937 PG 162

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00

02/02/96 01 14:18 0001 4302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146917
IDENTIF. ↑ REFERENCE

96 FEB -2 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002535