THIS INSTRUMENT PREPARED
WITHOUT TITLE EXAMINATION BY:
WILLIAM TIMOTHY HILL
315 DEADERICK STREET, SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

BOOK 9954 PG 951

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Shreeji General Partnership<br>269 White Bridge Rd.<br>Nashville<br>TN. 37209 | Shreeji General Partnership<br>269 White Bridge Rd<br>Nashville TN. 37207 | Map No. 60-4<br>Parcel No. 100 |

STATE OF VIRGINIA )
COUNTY OF VA. BEACH )

0461 02/22 0101 03CHECK 1489.00

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Ratilal D Patel
AFFIANT

SWORN to and subscribed before me this 8 day of February, 1996.

Notary Public

MY COMMISSION EXPIRES:
October 31, 1996

PICK-UP

96 FEB 22 PM 1:40
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01526 99

## WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **RATILAL D. PATEL AND WIFE, INDIRA R. PATEL**, by these presents does hereby sell and convey unto **SHREEJI GENERAL PARTNERSHIP**, a Tennessee general partnership consisting of the following individuals: **RATILAL D. PATEL, INDIRA R. PATEL, CHANDRAKANT M. PATEL, BHARTI C. PATEL, ASHOK P. PUROHIT, PRAGNA A. PUROHIT, GAURANG C. DAVE, SHILPABEN G. DAVE, RAMESH C. PATEL** and **SHILA R. PATEL** all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Tract A-1 and an unnumbered tract lying south of the same as shown on the Map of Tamble Subdivision, as of record in Book 974, Page 31, Register's office for said County.

Said Lot A-1 and said unnumbered tract adjoin and front together 443.5 feet on the westerly side of U.S. Highway No. 41 and run back between parallel lines 600 feet along the south margin of Homestead Road, as widened, and located by instrument recorded in Book 1341, Page 346, to the east line of Lot No. C-1 on which they measure 445.8 feet, more or less.

Described herein but expressly excluded herefrom is the following described tract of land conveyed to J.G. Hailey, Sr., by deed of record in Book 1974, Page 552, Register's office for said County.

Being part of said Tract 1-A as said unnumbered tract lying south of same, which tract measures 164 feet on the westerly side of U.S. Highway No. 41 and runs back 300 feet on the northerly line along Homestead Road and 300 feet on the southerly line to a dead line in the rear on which it measures 164 feet.

And

also described herein but expressly excluded herefrom are two parcels of land conveyed to Arby's, Inc., by deed of record in Book 6507, Page 460, Register's office for said County, which together front 150 feet on the westerly side of Dickerson Road and run back between parallel lines 220 feet, the southerly line being an extension of the southerly line of the property herein conveyed.

Being part of the same property conveyed to Tommie E. Earps, Oliver H. Dale and wife, Claudine M. Dale by deed from Jake W. Sheridan, Sr., and wife, Catherine G. Sheridan of record in Book 4560, Page 658, Register's Office for Davidson County, Tennessee. And being the same property in which Tommie E. Earps, being one and the same person as Thomas Edward Earps, died seized and possessed of a one-half (1/2) undivided interest, and which was devised to Robert R. Dunn and wife, Katherine Dunn by Last Will and Testament of Thomas Edward Earps of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. The said Robert R. Dunn and Katherine Dunn conveyed their interest to Oliver H. Dale and wife, Claudine M. Dale by deed of record in Book 4870, Page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ratilal D. Patel et ux Indira R. Patel by installment deed from Oliver H. Dale et ux Claudine M. Dale of record in Book 6670, Page 490, Register's Office of Davidson County, Tennessee.

This is improved property known as 3200 Dickerson Road, Nashville, Tennessee 37207.

BOOK 6954 PG 052

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered.

Grantor further covenants and binds itself, its heirs and representatives to warrant and forever defend the title to said real estate tc said grantee, their heirs and assigns, against the lawful claims of all persons whatsoever.

Witness our hands this 26th day of January, 1996.

Ratilal D. Patel

Indira R. Patel

MICHELLE R. PARKER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

STATE OF Virginia )
~~COUNTY~~ CITY OF Virginia Beach )

Before me, Michelle Parker, a Notary Public in and for the State and County aforesaid, personally appeared the within named **RATILAL D. PATEL** and **INDIRA R. PATEL**, the grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Virginia Beach Virginia, this 26th day of January, 1996.

Michelle Parker
Notary Public
My Commission Expires: 8/31/99



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

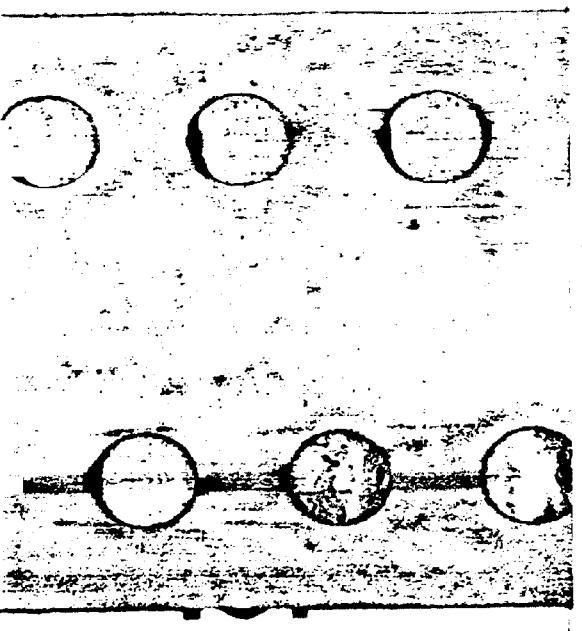
**RECEIVED OF** _____

**FOR** _____

BOOK 9954 PG 953

| | | |
|---|---|---|
| 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
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 8.00
TOTAL 1489.00
CHECK 1489.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02/22/96 01 13:43 0001 0461

0152699
IDENTIF. & REFERENCE

96 FEB 22 PM 1:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1008624