BOOK 9964 PG 130

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,700.00

Leroy Grace Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Grace, Jr. (NAME)	First Investment Company (NAME)	MAP 75
129 Brooke Castle Drive (ADDRESS)	4300 East Broad, P. O. Box 729 (ADDRESS)	GROUP 8-0-A
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	PARCEL 30

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, Bharat K. Desai and wife, Dhruman B. Desai

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Grace, Jr., unmarried

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:

A certain Condominium Unit in Davidson County, described as follows: Unit No. 129, in a Horizontal Property Regimer as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 627, amended in Book 6680, Page 905, re-recorded in Book 6727, Page 762, and revised in Plat Book 6250, Page 691, as amended in Deed Book 6919, Page 671, Register's Office for said County.

BEING the same property conveyed to Bharat K. Desai by deed from Secretary of Housing and Urban Development, of record in Book 7901, Page 892, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed of record in Book 6519, Page 747, and By-Laws of record in Book 6519, Page 768, said Register's Office.

The said Dhruman B. Desai joins in this conveyance to convey any and all marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 129 Brooke Castle Drive, Hermitage, TN 37076
(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 hand S this 28th day of February 19 96

Bharat K Desai
Bharat K. Desai

Dhruman B Desai
Dhruman B. Desai

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 Bharat K. Desai and wife, Dhruman B. Desai

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 28th day of February, 19 96.

Commission expires May 24, 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_____.

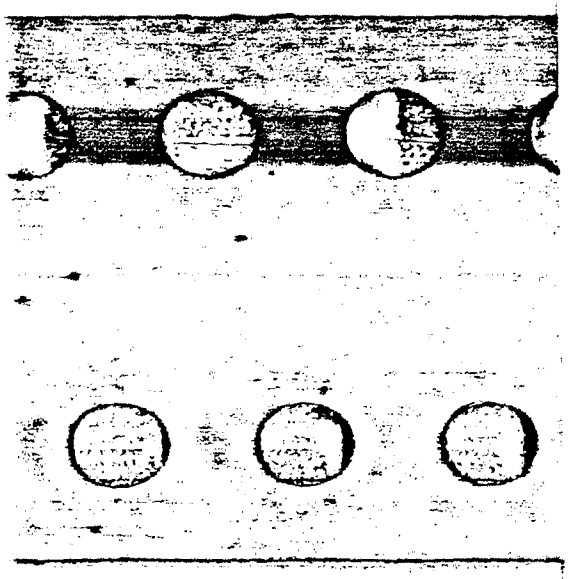
My commission expires _____

Notary Public

0155595
IDENTIF. ↑ REFERENCE

96 MAR -1 PM 1:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3557 03/01 0101 03CHECK 188.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9964 PG 132

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
TOTAL 188.45
CHECK 188.45

03/01/96 01 13:10 0001 3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155595
IDENTIF. # REFERENCE

96 MAR -1 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011684