#48

WARRANTY DEED

BOOK 10057 PG 793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: October 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajni Patel (NAME)	SAME (NAME)	172-00-0-195.00
537 TOBYLYNN DR (ADDRESS)	(ADDRESS)	
NASH (CITY) TN (STATE) 37211 (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, Paul E. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rajni Patel

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:

Land in Davidson County, TN, being Lot No. 1 on the Plan of Section One, Gillespie Meadows Commercial (General) P.U.D., of record in Book 6200, Page 903 and amended in Book 8250, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Paul E. Johnson by deed from C. A. Gillespie, III, et ux, Beverly M. Gillespie, Elizabeth Tibbs Gillespie, unmarried and Evelyn Gillespie Hyde Bennett and husband, Alfred J. Bennett of record in Book 7964, Page 782, Register's Office for Davidson County, TN.

Subject to all building and zoning restrictions as of record; Easement of record in Book 2021, Page 374; Agreement of record in Book 1113, Page 606, Book 1318, Page 441, and all matters shown on the Plan of Record.

This conveyance is also made subject to the agreement by the Grantee herein to keep the pine trees on the western boundary of subject property or to replace them with a landscaped screen of equal size and a prohibition for a period of five (5) years from the date of deed against the displaying of or the use of beer and alcoholic beverage signs outside of any building or structure constructed or maintained on the subject property. This restriction also prohibits signs or exhibits that are placed on the door or on the window of any building or structure constructed or maintained on the subject property which are facing outside. This restriction does not restrict, in any way, the use of beer and alcoholic signage or beer and alcohol displays which are inside Grantee's proposed building and are intended to be seen by Grantee's customers inside the building and are not placed on the door or windows facing outside. These restrictions bind the Grantee, his heirs and assigns and run

CONTINUED

unimproved ( )
This is improved ( ) property, known as 6025 Nolensville Pike, Nashville, TN 37211
(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 my hand this 22nd day of May 19 96

Paul E Johnson
Paul E. Johnson

BOOK 10057 PG 794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Johnson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of May 19 96.

Commission expires October 26, 1998

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

LEGAL DESCRIPTION CONTINUATION

with the land.

THIS DEED IS GRANTED IN CONSIDERATION OF AN INTERNAL REVENUE CODE SECTION 1031 TAX-DEFERRED EXCHANGE.

IDENTIF. ↑ REFERENCE

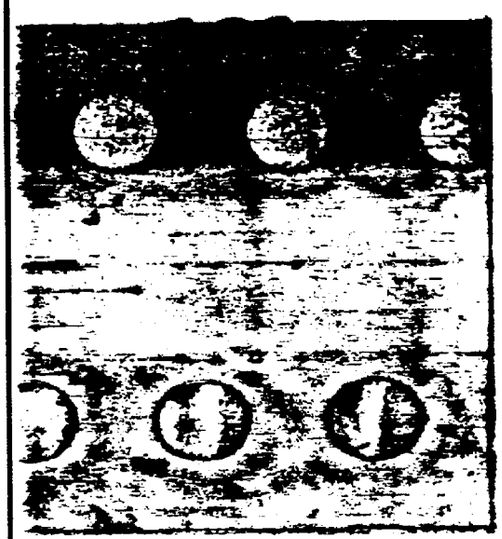
96 MAY 22 PM 1:09

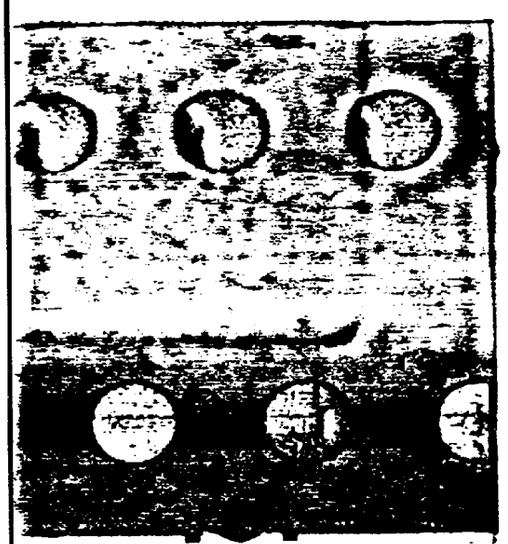
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0104193

4287 05/22 0101 03CHECK

971.00





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

RECEIVED OF _____

FOR _____

BOOK 10057 PG 795

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	260000.00
			CON TX	962.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	971.00
			CHECK	971.00
05/22/96	01	13:16	0001	4287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184193 IDENTIF. ↑ REFERENCE

96 MAY 22 PM 1:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042225