This Instrument Prepared By:
Richard L. Albers, Attorney
4344 Kenilwood Drive
Nashville, Tennessee 37204
331-5540

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $37,551.00.

Jayantilal D. Patel
AFFIANT

Subscribed and sworn to before me on this 7th day of August, 1996.

Richard L. Albers
Notary Public
My Commission Expires: 9-18-99

Address New Owner As Follows:	Send Tax Bills To:	Map 119-5 Par 195
Jayantilal D. Patel 2514 Nolensville Road Nashville, TN 37211	Jayantilal D. Patel 2514 Nolensville Road Nashville, TN 37211	

QUITCLAIM DEED

WHEREAS, Ranjanben J. Patel, ("Grantor") and Jayantilal D. Patel, ("Grantee") were married as wife and husband and owned a certain tract of land in Davidson County, Tennessee described hereinbelow; and

WHEREAS, pursuant to the the Divorce Decree dated June 27, 1996, entered by the Court in Jayantilal D. Patel, Plaintiff and husband Vs. Ranjanben J. Patel, Defendant and wife, Fourth Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, Case No. 95D-278, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Marital Dissolution Agreement between Grantor and Grantee wherein Grantor agreed to convey all of her right, title, and interest in and to the tract of land described hereinbelow.

NOW, THEREFORE, for good and valuable consideration and pursuant to the terms of said Marital Dissolution Agreement approved in the Divorce Decree, Ranjanben J. Patel, the Grantor, does hereby convey, remise, release and forever quitclaim unto Jayantilal D. Patel, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 48 and 49 on the Map of the ReSubdivision of parts of Blocks 27, 26 and other blocks in the Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lots Nos. 48 and 49 fronts together 104.9 feet on the easterly side of Nolensville Pike and run back 270 feet on the northerly line and 222.5 feet on the southerly line to an alley, measuring 93.7 feet thereon.

Included but Excluded from this conveyance is the property conveyed to State of Tennessee, by deed from R. Howell, Sr. and wife, of record in Book 2021, Page 409, said Register's Office, described as follows:

A strip of land extending from Survey Station 532/71 at the boundary line of the lands of Seabury 101 feet long, and bounded on the sides as follows: On the north by the lands of Easbury, on the south by lands of Saindon, on the west

by the present highway, on the east by a line east of parellel to and 40 feet from the center line of said proposed highway as staked out, containing 30 square feet, more or less.

And being the same property conveyed by warranty deed from Kusumben N. Patel to Dhanjibhai K. Patel, Jayantilal D. Patel, and Ranjanben J. Patel as joint tenants with the right of survivorship with the intent to create a tenancy in common with the right of survivorship, of record in Book 7907, Page 278, Register's Office for Davidson County, Tennessee.

And being the same property conveyed by Quitclaim Deed from Dhanjibhai K. Patel, Jayantilal D. Patel, and Ranjanben J. Patel to Dhanjibhai K. Patel, Jayantilal D. Patel, Ranjanben J. Patel, and Jasuben Dhanjibhai Patel as joint tenants with the right of survivorship, with the intent to create a tenancy in common with the right of survivorship, of record in Book 8226, Page 333, Register's Office for Davidson County, Tennessee.

This is improved property known as Hickerson Motel, 2514 Nolensville Road, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 7th day of August, 1996.

RANJANBEN J. PATEL
RANJANBEN J. PATEL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ranjanben J. Patel, the bargainor, with whom I am personally acquainted, (or who proved her identity to me on the basis of satisfactory evidence) and who upon oath stated and acknowledged that she executed foregoing Quitclaim Deed as her free and voluntary act for the uses and purposes contained therein.

Sworn to and subscribed before me this the 7th day of August, 1996.

Richard L. Albers
Notary Public

RICHARD L. ALBERS NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires:

9-18-99

02 12429
IDENTIF. & REFERENCE

96 AUG -8 AM 8:55
DAVIDSON COUNTY, TN.

PICK-UP

4723 08/08 0101 03CHECK