BOOK 10371 PG 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannine Z. Engel (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	142-16-C-29.00
2621 South Highlands Drive (ADDRESS)	201 4th Avenue North (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Anil Rane and wife, Sandhya Rane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeannine Z. Engel and husband, Michael E. Engel

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. 29 on the Plan of Devon Highlands, Phase 2, of record in Book 6900, page 398, and amended in Book 7900, page 517, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Anil Rane and wife, Sandhya Rane, by deed from M.M.E. Limited Partnership, a Tennessee limited partnership, of record in Book 9376, Page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 398, and amended in Book 7900, page 517; declaration of covenants, conditions and restrictions of record in Book 7517, page 289, and amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 594, Book 9492, page 600; Easements of record in Book 5459, page 654, Book 5473, page 171, Book 4549, page 650, Book 2544, page 385; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Anil Rane and wife, Sandhya Rane, is effected by the signature of their Attorney-in-Fact, Charlie Pickrell, pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

unimproved ( )
This is improved (X) property, known as 2621 South Highlands Drive, Nashville, TN 37221
(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 97

Anil Rane By Charlie Pickrell Attorney-in-Fact
Anil Rane by Charlie Pickrell, Attorney-in-Fact

Sandhya Rane By Charlie Pickrell Attorney-in-Fact
Sandhya Rane by Charlie Pickrell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10371 PG 37

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Charlie Pickrell with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Anil Rane and wife, Sandhya Rane, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Anil Rane and wife, Sandhya Rane the within named bargainor(s) by the said Charlie Pickrell, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 28 day of February, 1997.

Karen H. Hodges
NOTARY PUBLIC

KAREN H. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-23-2000

WARRANTY DEED

FROM

Anil Rane and wife, Sandhya Rane

TO

Jeannine Z. Engel and husband, Michael E. Engel

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

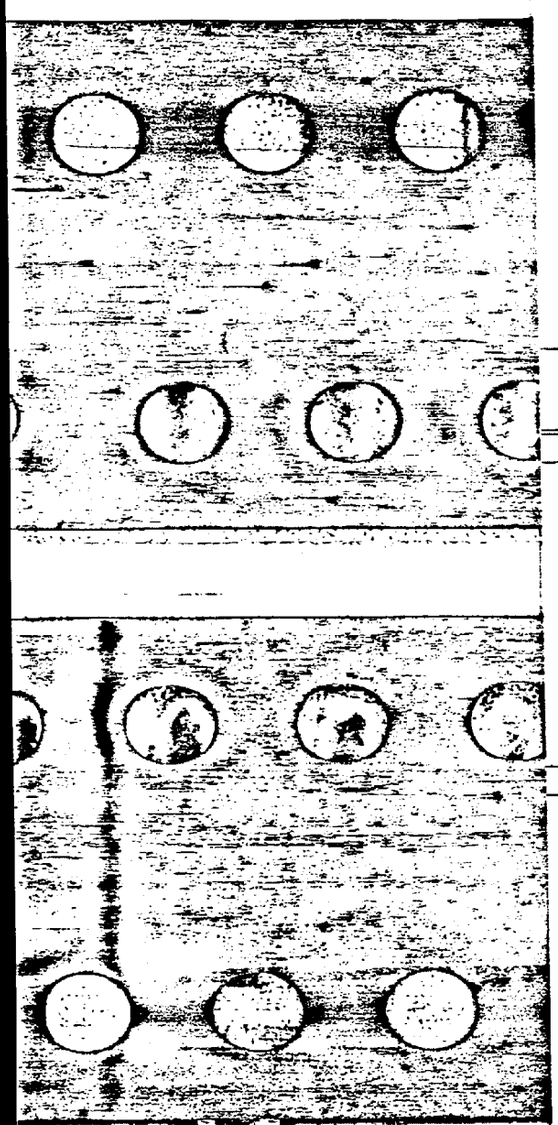
97 MAR -6 AM 9:54
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0279388

3220 03/06 0101 03CHECK

824-85



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

RECEIVED OF _____

FOR _____

BOOK 10371 PG 38

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 220500.00
CON TX 815.85
PRFEE 1.00
WDEED 8.00
TOTAL 824.85
CHECK 824.85

03/06/97 01 09:58 0001 3220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279388
IDENTIF. & REFERENCE

97 MAR -6 AM 9:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 1123605