39-B

# WARRANTY DEED

BOOK 10553 PG 336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: MAY 23, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: SAME | MAP-PARCEL NUMBERS |
|---|---|---|
| Neal R. Patel (NAME) | ~~Nashville Bank of Commerce~~ (NAME) | 141-15-0-D |
| 308 Stonehindge Way (ADDRESS) | ~~221 Fourth Ave. North~~ (ADDRESS) | 136.00CO |
| 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, Jay A. Werkhaven and wife, Sherri W. Werkhaven

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neal R. Patel and wife, Supriya 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. 136 on the Plan of Sheffield on the Harpeth, Phase III-A, of record in Plat Book 7900, Page 332, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay A. Werkhaven and wife, Sherri W. Werkhaven by deed from Phillips Builders, Inc. of record in Book 8828, Page 861, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6925, Page 900, Book 7145, page 954, Book 8505, page 598, Book 8747, page 97, By-Laws in Book 7145, page 964, Book 8146, page 463, Easement in Book 4136, page 525 and Book 4279, page 731, Agreement in Book 5738, page 829 and Boundary survey in Book 6900, page 395, and all matters shown on the Plan of Record.

IDENTIFICATION REFERENCE 033137

97 AUG -1 PM 3:28

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2093 08/01 0101 03CHECK 823.00

unimproved ( )
This is improved ( X ) property, known as 308 Stonehindge Way, 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 31st day of July 19 97

X _____
Jay A. Werkhaven

X _____
Sherri W. Werkhaven

BOOK 10553 PG 337

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 Jay A. Werkhaven and wife, Sherri W. Werkhaven

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 Brentwood, Tennessee, this 31st day of July 19 97.

Commission expires 10/24/98

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 10553 Pg 338

| | | |
|---|---|---|
| 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 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
TOTAL 823.00
CHECK 823.00

08/01/97 01 15:28 0001 2093

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

03331137
IDENTIFICATION REFERENCE

97 AUG -1 PM 3:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1181715