OWNER:
JAYANTILAL V. PATEL
893 MURFREESBORO RD
NASHVILLE, TN. 37217

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

BOOK 10804 PG 544

SEND TAX BILLS TO:
JAYANTILAL V. PATEL
893 MURFREESBORO ROAD
NASHVILLE, TN. 37217

Map 106 Parcel 27.01

D E E D

FOR AND IN CONSIDERATION of the sum of One Million Eighty-Nine Thousand Six Hundred Twenty-Three and 52/100 Dollars ($1,089,623.52) cash in hand paid, the receipt of which is hereby acknowledged, we, **JAGUBHAI K. CHAMPANERIA and THAKOR K. CHAMPANERIA,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JAYANTILAL V. PATEL and wife, HUSUMATI J. PATEL,** as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 6th Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in the 6th Civil District of Davidson County, Tennessee, and being two tracts of land described according to a survey prepared by Turner Engineering Company, Inc., dated February 14, 1964, as follows:

TRACT 1: BEGINNING at an iron pin South 69° 39' East 50.0 feet from an iron pin in concrete in the Northwest corner of Hill-N-Dale Acres Subdivision, of record in Book 2900, Page 33, of the Register's Office for Davidson County, Tennessee, in the line of the Tennessee Preparatory Schools property; thence North 34° 49' East 410.07 feet to an iron pin in the southerly margin of Murfreesboro Road; thence South 69° 39' East 150.0 feet to an iron pin in the southerly margin of Murfreesboro Road; thence South 27° 52' West 400.50 feet to an iron pin in the northerly margin of said Hill-N-Dale Acres Subdivision; thence North 69° 39' West 200.0 feet to the point of beginning.

TRACT 2: BEGINNING at an iron pin in concrete in the Northwest corner of Hill-N-Dale Acres Subdivision, of record in Book 2900, Page 33, of the Register's Office for

Davidson County, Tennessee, in the line of Tennessee Preparatory Schools property; thence North 34° 49' East 391.48 feet to a concrete monument in the southerly margin of Murfreesboro Road; thence South 69° 39' East along the southerly margin of Murfreesboro Road 20 feet, more or less, to an offset in said road; thence North 29° 21' East 18.0 feet; thence continuing with the southerly margin of Murfreesboro Road; thence South 69° 39' East 25.6 feet to an iron pin in the southerly margin of said road; thence South 34° 49' West 410.07 feet to an iron pin in the northerly margin of said Hill-N-Dale Acres Subdivision; thence North 69° 39' West 50.0 feet to the point of beginning.

Being the same property conveyed to Jagubhai K. Champaneria, a 3/4 interest, and unto Thakor K. Champaneria, a 1/4 interest, by deed from Virble B. Anderson and wife, Christine E. Anderson, dated February 28, 1995, and of record in Deed Book 6507, page 437, Register's Office for Davidson County, Tennessee.

BOOK 10804 PG 545

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **JAYANTILAL V. PATEL** and **HUSUMATI J. PATEL**, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given on February 1, 1998.

Property taxes for the year 1998 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 17th day of February, 1998.

JAGUBHAI K. CHAMPANERIA

THAKOR K. CHAMPANERIA

BOOK 10804 PG 546

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, JAGUBHAI K. CHAMPANERIA and THAKOR K. CHAMPANERIA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of February, 1998.

Notary Public

DAVID B. FOSTER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 10-20-01

****

The actual consideration or value, whichever is greater, for this transfer is $1,089,623.52.

Affiant

Sworn to and subscribed to before me, this the 17th day of February, 1998.

Notary Public

DAVID B. FOSTER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 10-20-01

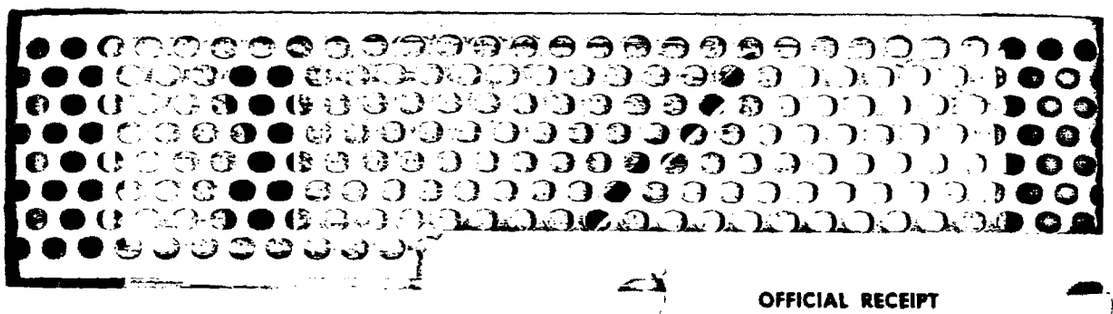
0403575

RECEIVED & RECORDED

98 FEB 23 PM 1:16

WILSON COUNTY, TN

6479 02/23 0101 03CHECK 4044.01



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

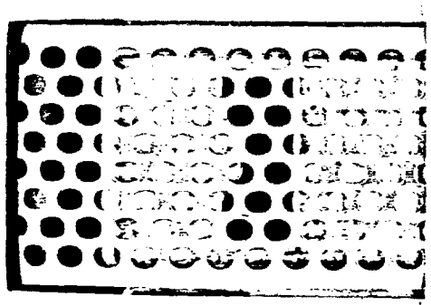
RECEIVED OF _____

FOR _____

BOOK 10804 PG 547

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
1089623.52
CON TX 4031.61
PRFEE 1.00
WDEED 12.00
TOTAL 4044.61
CHECK 4044.61

02/23/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403575
IDENTIFICATION REFERENCE

98 FEB 23 PM 1:16

[illegible]
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No.1256961