BOOK 10891 PG 27

SEND TAX NOTICE TO:
OM ASSOCIATES, LLC
1111-B BELL ROAD
ANTIOCH, TN 37013

This instrument prepared by:
Royce Taylor, Attorney at Law
P.O. Box 5002 Uptown Station
117 North Maple
Murfreesboro, TN 37133-5002

NAME AND ADDRESS OF NEW OWNER:
SAME AS ABOVE

Tax Map 163
Parcel 347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, SUMAN B. PATEL and wife, SHARDA PATEL, have this day bargained and sold and by these presents do hereby transfer and convey unto OM ASSOCIATES, LLC, its successors and assigns, forever, certain real estate located in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

> Said tract being north of Bell Road and West of Interstate Highway 24, and Being Tract No. 2 on Final Plat for Suman Patel Scottish Inn Property of record in Book A-250, page 663, of the Register's Office of Davidson County, Tennessee, including and subject to all easements as shown on said plat. In addition, this conveyance is subject to a joint agreement with regard to the entrance sign and swimming pool located on grantors' remaining property.
>
> Being a portion of the same property conveyed to Suman B. Patel and wife, Sharda Patel, by deed of record in Book 8116, page 824, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title, and interest thereto belonging, unto the said Grantee, its successors and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, have a good right to convey the same and that it is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of the Deed.

WITNESS our hands on this the 1ST day of April, 1998.

Suman B. Patel
SUMAN B. PATEL

Sharda S. Patel
SHARDA PATEL

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SUMAN B. PATEL and wife, SHARDA PATEL, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, on this the 1ST day of APRIL, 1998.

NOTARY PUBLIC

My Commission Expires: 11/13/99

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 1ST day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 11/13/99

5487 04/20 0101 03CHECK 2876.50

0426848
IDENTIF. + REFERENCE
98 APR 20 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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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 775000.00
CON TX 2867.50
PRFEE 1.00
WDEED 8.00
TOTAL 2876.50
CHECK 2876.50

04/20/98 01 14:15 0001 5487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426848
IDENTIF. # REFERENCE

98 APR 20 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1281630