BOOK 10935 PG 590

98 MAY 18 AM 11:47

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

U439080

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (PWJr/fs/39927)

**PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES**
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Ramesh M. Patel<br>Shanta R. Patel<br>1415 Dickerson Road<br>Nashville, TN 37207 | SAME |

**TAX MAP-PARCEL NUMBERS:** 71-11 Par. 5

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashvin N. Patel and spouse, Tara A. Patel,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ramesh M. Patel and spouse, Shanta R. Patel,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lots Nos. 18, 19 and part of Lot No. 20 on the Map of W. B. Dews, Subdivision of part of G. Scruggs, Lands, as of record in Book 332, page 53, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Dickerson Pike at a point 150 feet south of the southerly margin of Gatewood Avenue, said point being at the corner of Lots 17 and 18, thence with the easterly margin of the Dickerson Pike, southwardly 150 feet, more or less, to the northwest corner of the property conveyed to Irene B. Lowe, by deed from A. L. Rawls and wife, of record in Book 658, page 345, said Register's Office; thence, with Rawls northerly line eastwardly 307 feet more or less, to the westerly margin of an alley, thence with said alley northwardly 139.5 feet, more or less, to the corner of Lots 17 and 18, thence, with the line between said two lots, westwardly 268.5 feet to the beginning.

BEING the same property conveyed to Ashvin Nathubhai Patel and wife, Tara Ashvin Patel, by deed from Manzurul Huq and wife, Maliha Huq, of record in Book 5222, page 582, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

**This is improved property, known as: Savoy Motel:** 1415 Dickerson Road, Nashville, TN 37207

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**This instrument is executed to give effect to obligations which were undertaken on August 1, 1989 pursuant to the terms of a "Contract for Lease and Purchase of Real and Personal Property" which was executed on July 20, 1983 and is of record in Book 7373, Page 252, Register's Office for Davidson County, Tennessee. The parties have performed their agreements with each other in accordance with these terms since August 1,.1989 but failed to document the transaction at the scheduled time. The recording of this deed, without the need for further documentation, shall constitute a satisfaction and release of the earlier instrument, the remainder of the obligations of said Contract having either been previously performed or merged into the terms of a Deed of Trust of even date which is executed by Grantee to secure a debt to Grantor as therein described.**

WITNESS THE EXECUTION HEREOF on May 13th, 1998.

Ashvin N. Patel

Ashvin N. Patel

Tara A. Patel

Tara A. Patel

3547 05/18 0101 03CHECK 8.00

State of Tennessee
County of Knox

On May 13th, 1998, before me the undersigned authority, personally appeared Ashvin N. Patel and Tara A. Patel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-4-98

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340,000.00, the tax on such amount having already been paid with the recording of the contract in Book 7373, page 252, which described the same debt.

Ramesh M. Patel
Affiant

Sworn and subscribed before me on May 14, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

Wldoc: Deed Wty QDoc

BOOK 10935 PG 592

DO NOT RECORD-
For information only-
Please return to ART.

73 PAGE 257

ublic in and
Bill H
sonally acquain-
strument for the
eal at
14, 1983.

this

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

RECEIVED OF

FOR

BOOK 7373 PAGE 258

CO - CONVEYANCE
MTG - MORTGAGE
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
MISC - MISCELLANEOUS
ST TAX - STATE TAX COUNTY
ST TAX - STATE TAX CITIES
PRTC - PROJECTS TAX

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

340000.00- CONT.
280000.00- MORT.
952.00 CSTAX
240.00 MSTAX
.50 PRFEE
18.00 RMDED
CHECK 1278.50-
0610A10/07/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:21:57.

IDENTIFY REFERENCE

Oct 7 9 52 AM '87

DAVIDSON COUNTY, TN

No. 24009