PREPARED BY (AND RETURN TO):

BOOK 10944 PG 542

WILKINS & IVEY
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W & I Ref: (PWJr/fs) Title No: 39927a
Dav. Co. File: Box 8

PREPARED FROM UNVERIFIED INFORMATION FURHISHED BY THE PARTIES

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thakor M. Patel Madhu T. Patel 1415 Dickerson Road Nashville, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 7-11, Par. 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 270,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ramesh M. Patel and spouse, Shanta R. Patel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thakor M. Patel and spouse, Madhu T. 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. Being also the same property conveyed to Grantor by Deed from Ashvin N. Patdel and spouse, Tara A. Patel, by deed being recorded immediately prior hereto or contemporaneously herewith.

Part of the consideration for this transfer is the agreement of the Grantee to assume the obligation of a promissory note payable to Ashvin N. Patel and spouse, Tara A. Patel, which is secured by a prior deed of trust which is being placed of record prior hereto.

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

This is improved property, known as: 1415 Dickerson Road, Nashville, TN 37027

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.

WITNESS THE EXECUTION HEREOF this 14th day of May, 1998.

Ramesh M. Patel
Ramesh M. Patel

Shanta R. Patel
Shanta R. Patel

State of Tennessee
County of Davidson

On this 14th day of May, 1998, before me the undersigned authority, personally appeared **Ramesh M. Patel** and **Shanta R. 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.

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

My Commission Expires: _____ Notary Public

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: $ 270,000.00

T. M. Patel
Affiant

Sworn and subscribed before me on the 14th day of May, 1998.

Notary Public

My Commission Expires: _____

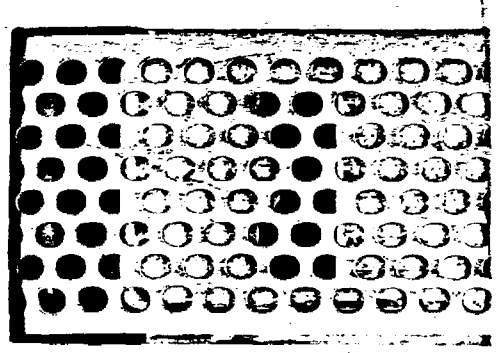
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 MAY 26 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1351 05/26 0101 03CHECK 1008.00

044704
IDENTIF. & REFERENCE

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

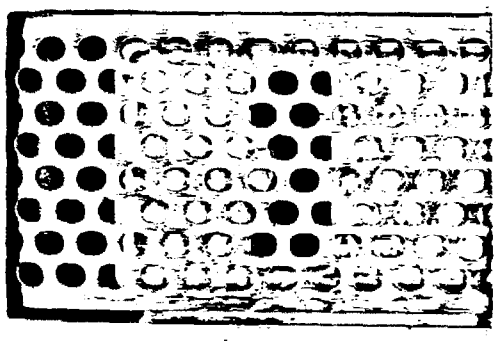
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 8.00
TOTAL 1008.00
CHECK 1008.00
05/26/98 01 12:40 0001 1751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044 | 704
IDENTIF. ↑ REFERENCE

98 MAY 26 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297315