BOOK 11049 PAGE 432

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Ramesh Surati and Ranjana Surati
c/o Comfort Suites
2615 Elm Hill Pike
Nashville, TN, Tennessee 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-2
PARCEL 6.01/6.00
13DA-18175
13DA-18185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William K. Sandy and wife, Carroll Ann Sandy hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ramesh Surati and wife, Ranjana Surati, as joint tenants with right of survivorship, 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:

SEE EXHIBIT "A" 2010 08/04 0101 03CHECK 759.00

This is the same description as in previous deed of record.

This conveyance subject to easements to Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 9834, Pages 268 and 286, said Register's Office.
Taxes for 1998 have been pro-rated and assumed by Grantees(s).

This is unimproved property known as 2420/2422 Brick Church Pike, Nashville, TN, 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 Ramesh Surati and wife, Ranjana Surati, their heirs and assigns, forever; and we, William K. Sandy and wife, Carroll Ann Sandy 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 AUG -4 AM 10:17
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

04 70366
IDENTIF. ▲ REFERE

Witness our hands this the 31st day of July, 1998.

William K. Sandy

Carroll Ann Sandy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William K. Sandy and wife, Carroll Ann Sandy the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 200,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LAND in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being parts of Lot No. 4 on the Plan of William E. Jones Tract of Land, of record in Book 21, Page 71, Register's Office for Davidson County, Tennessee, described as follows:

TRACT I: 2420 Brick Church Pike Map 73-02 Par. 6.01
BEGINNING at a corner of a stone fence in the westerly margin of Brick Church Pike, said corner lying in the line between lots Nos. 3 and 4 on said plan, said corner also being at the northwest intersection of said Pike and a 10 foot alley; thence with the westerly margin of said Pike and along a stone fence, N17°30'W, 98.7 feet to a spike in the center line of a drive; thence S76°45'W, 150 feet to an iron pin; thence S17°30'E, passing the northeast corner of the property conveyed to George T. Ellithorpe and wife, by deed from L. B. Jones and wife, of record in Book 2928, Page 422, said Register's Office, at 31 feet and continuing with said Ellithorpe's easterly line, in all 98.7 feet to the line between said Lots Nos. 3 and 4, which is also the northerly margin of a 10 foot alley; thence with the line between said Lots Nos. 3 and 4 and along the northerly margin of a 10 foot alley, N76°45'E, 150 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PART OF THE PROPERTY CONVEYED TO Metropolitan Government for Nashville/Davidson County, Tennessee, by Deed of record in Book 9834, Page 268, said Register's Office, containing 1,529 square feet, to which plan reference is made for a more complete description.

By this instrument the grantors hereby conveyed a permanent easement for construction and maintenance of drainage facility on which the drainage facility is to be constructed and remains the property of the Grantor and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility, and

By this instrument the grantors hereby conveyed an easement for the construction of a working area outside of the proposed right-of-way line. The title to the property remains vested in the Grantor and is to be used by the State of Tennessee, its contractors or assigns for a period of two (2) years, from and after the commencement of construction.

BEING the same property conveyed to William K.Sandy and wife, Carroll Ann Sandy by deed from Virgil C. King and wife, Nadine King, of record in Book 7802, Page 792, Register's Office for Davidson County, Tennessee.

TRACT II: 2422 Brick Church Pike Map 73-02 Par. 6.00
BEGINNING at a fence corner in the westerly margin of Brick Church Pike, said fence corner lying in the southerly line of the property conveyed to George Thomas Shumate, et al, by deed from John C. Shumate and wife, of record in Book 2803, Page 95, said Register's Office; thence with said Shumate's southerly line, S76°45'W, 150 feet to an iron pin; thence S17°30'E, 94 feet to an iron pin; thence S17°30'E, 94 feet to an iron pin; thence N76°45'E, 150 feet to a spike in the center line of a drive in the westerly margin of said Pike; thence with the westerly margin of said Pike and along a stone fence, N17°30'W, (corrected from N17°30'E) 94 feet to the beginning.

TRACT II-A:
BEGINNING at an iron pin in the southerly line of the property conveyed to George Thomas Shumate, et al by deed from John C.Shumate and wife, of record in Book 2803, Page 95, said Register's Office; said iron pin lying S76°45'W, 150 feet along said Shumate's southerly line from the westerly margin of Brick Church Pike; thence with said Shumate's southerly line, S76°45'W, 1,219.5 feet, more or less, to the westerly line of said Lot No. 4; thence with the westerly line of said lot No. 4, S24-3/4°E, 11.68 poles to the west common corner of Lots Nos. 3 and 4 on said plan; thence with the line between said lots Nos. 3 and 4, N76-3/4°E, 1,037.95 feet, more or less, to the southwest corner of the property conveyed to George I. Ellithorpe and wife, by deed from L. B. Jones and wife, of record in Book 2928, Page 422, said Register's Office; thence with said Ellithorpe's westerly line north 25°15'W, 69.7 feet to said Ellithorpe's northwest corner northwest corner; thence with said Ellithorpe's northerly line, N76°45'E, 151 feet to an iron pin in said Ellithorpe's northeast corner; thence N17°30'W, (corrected from N17°30'E) 125 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PART OF THE PROPERTY CONVEYED to Metropolitan Government for Nashville/Davidson County, Tennessee, by Deed of record in Book 9834, Page 286, said Register's Office, containing 1,455 square feet, to which deed reference is made for a more complete description.

By this instrument the grantors hereby conveyed a permanent easement for construction and maintenance of drainage facility on which the drainage facility is to be constructed and remains the property of the Grantor and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility, and

By this instrument the grantors hereby conveyed an easement for the construction of a working area outside of the proposed right-of-way line. The title to the property remains vested in the Grantor and is to be used by the State of Tennessee, its contractors or assigns for a period of two (2) years, from and after the commencement of construction.

Being the same property conveyed to William K. Sandy and wife, Carroll Ann Sandy, by deed from Thomas A. Harris, Trustee of record in Book 6641, Page 129, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11049 PAGE 436

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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	759.00
			CHECK	759.00

08/04/98 01 10:18 0001 2010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470366

IDENTIF. ↑ REFERENCE

98 AUG -4 AM 10: 17

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

No. 1327608