98-8-9-Q

File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant Katima B Patel

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PRATIMA B. PATEL (NAME)	"New Owners" (NAME)	MAP 092-16-0-B
900 19th Avenue, South #101 (ADDRESS)	(ADDRESS)	PARCEL 001CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MILDRED MAYBERGER KORRA, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PRATIMA B. PATEL, MARRIED AND MAYUR B. PATEL, UNMARRIED, AS TENANTS IN COMMON

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:

LAND in Davidson County, Tennessee, being Unit Number 101, Level 3, of University Square Condominiums of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to William C. Mayberger and wife, Mildred Mayberger, by Deed from University Square Joint Venture, of record in Book 7439, Page 683, and further conveyed to Mildred Mayberger by deed from William C. Mayberger Mildred Mayberger, husband and wife, of record in Book 10356, Page 593, Register's Office for Davidson County, Tennessee. Mildred Mayberger has since remarried and is now know as Mildred Mayberger Korra.

John D. Korra, spouse of the above named Mildred Mayberger Korra, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and

CONTINUED

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South #101, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August 1998

Mildred Mayberger Korra by Ken Oaks

MILDRED MAYBERGER KORRA
By: Ken Oaks, Attorney in Fact

John D Korra by Ken Oaks

JOHN D. KORRA
By: Ken Oaks, Attorney in Fact

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of University Square.

THIS instrument is being executed in behalf of Mildred Mayberger Korra and husband, John D. Korra pursuant to a Power of Attorney executed by same on the 7th day of August, 1998, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 1998, before me personally appeared KEN OAKS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MILDRED MAYBERGER KORRA AND HUSBAND, JOHN D. KORRA, and acknowledged that he executed the same as the free act and deed of the said MILDRED MAYBERGER KORRA AND HUSBAND, JOHN D. KORRA.

My Commission Expires: 7/24/99

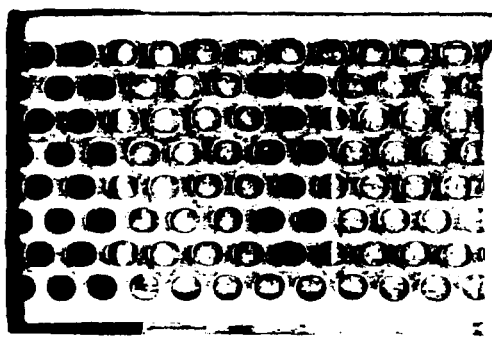
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

0475270

98 AUG 14 PM 3:44

7331 08/14/98 0401 03CHECK 27.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

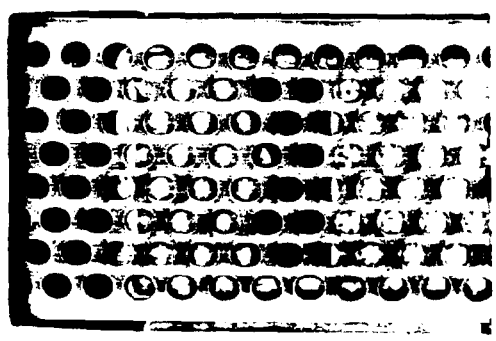
RECEIVED OF _____

FOR _____

BOOK 11067 PAGE 15

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
				AMT 70000.00
				CON TX 255.00
				PRFEE 1.00
				MTGFEE 8.00
				DFEE 2.00
				TOTAL 270.00
				CHECK 270.00
			08 14 98	01 15:44 0001 7551



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0475270

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No. 1332[illegible]