Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1017

BOOK 11304 PAGE 433

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 **Bimal Patel, and wife, Maya Patel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Valerie Phillips, unmarried**, 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 Lot No. 33 on the Plan of Dobson Heights as of record in Book 2900, Page 113, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bimal Patel and wife, Maya Patel by deed from Jimmy Bolden and wife, Monique Bolden of record in Book 9451, Page 927, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 7006 Cortez Court, Hermitage, TN 37076

4988 01/20 0101 03CHECK 284.80

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 15th day of January, 1999

Bimal Patel _____ **Maya Patel** _____

99 JAN 20 PM 2:07
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0538831
IDENTIFICATION REFERENCE

State of Tennessee)
County of Davidson)

On this the 15th day of January, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Bimal Patel and Maya Patel**, the bargainor(s), 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: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$74,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of January, 1999

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Valerie Phillips
7006 Cortez Court
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
OWNER SAME

TAX MAP-PARCEL #:
86-2-85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0538831

IDENTIF. # REFERENCE

99 JAN 20 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT	74000.00
CON TA	273.80
PRFEE	1.00
MISCFD	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

01/20/99 01 14:05 0001 4988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414415