0545932

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (PWJr/fs) Title No: 40615
Dav. Co. File: Box 8

99 FEB -5 PM 1:05

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11330 PAGE 115

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
D&B, LLC, a Tennessee Limited Liability Company 1404 Dickerson Road Nashville, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 171-11-0 008.00, 12DA 23355

1531 02/05 0101 03CHECK 1676.00

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$ 450,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **SAM Corp., a Tennessee Corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D&B, LLC, a Tennessee Limited Liability Company,** 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 part of Lot 8, all of Lots 9 to 16, inclusive, of Block "C" on the Map of Eastview Subdivision, as of record in Book 547, page 64, Register's Office for Davidson County, and described according to a survey made by T. R. Sanford, on February 6, 1956, as follows:

BEGINNING at an iron pin at the southwest corner of the Dickerson Pike and Fern Avenue; thence, along the west margin of Dickerson Pike, South 17 degrees 30' West 303 feet to a point, which is located 20 feet north of the common corner of Lots 7 and 8; thence, South 76 degrees 45' West across Lot 8, 356 feet to an iron pin in the line between Lots 8 and 17; thence, along the line between Lots 8 and 17, North 9 degrees 45' East 20.5 feet to the corner of Lots 16 and 17; thence, easterly with the line between said lots, 169.8 feet to a post in the east margin of Elmhurst Avenue; thence, along the margin of said Avenue, and with a fence, north 9 degrees 45' East 216 feet to a post at the southeast corner of said Avenue and Fern Avenue; thence, along the southerly margin of Fern Avenue and along a fence, South 87 degrees 10' East 278 feet, and South 81 degrees 15' East 290 feet to the beginning.

BEING the same property conveyed to SAM Corp., a Tennessee Corporation by deed from Lallubhai Patel and wife, Madhuben Patel of record in Book 5866, page 829, 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: 1404 Dickerson Road, Nashville, Tennessee 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 successors 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 1st day of February, 1999.

SAM Corp., a Tennessee Corporation

By: _____

Title: pres.

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Lalitbhai Patel _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of SAM Corp., a Tennessee Corporation, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of February, 1999.

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

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 450,000.00

_____
Affiant

Sworn and subscribed before me on the 1st day of February, 1999.

_____
Notary Public

My Commission Expires: _____

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11330** PAGE **117**

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

0545932
IDENTIF. & REFERENCE

99FEB-5 PM 1:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	450000.00
CON TX	1665.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1676.00
CHECK	1676.00

02/05/99 01 13:04 0001 2531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421849