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IDENTIF. & REFERENCE

S

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (PWJr/sk) Title No: 40649
Dav. Co. File: Box 8

BOOK **11345** PG. **45**

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Aashish P. Patel Hiren P. Patel Umang P. Patel 1298 Dickerson Pike Goodlettsville, TN 37072	SAME

TAX MAP-PARCEL NUMBERS: 11D-37940, 33-98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kamuben R. Hajari and spouse, Ramanal V. Hajari,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aashish P. Patel, Hiren P. Patel, and Umang P. 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 the 11th Civil District of Davidson County, Tennessee, being described according to a survey made by John M. Sullivan, County Surveyor, May 11, 1954, as follows:

BEGINNING at a point in the southeasterly margin of Dickerson Pike 848.80 feet from the southwest corner of Lot No. 1 of the D.M. Moore Plan of Lots, of record in Book 843, page 63, Register's Office for said County, said point being at the northeast corner of a tract of 1.06 acres conveyed to Elton O. Morris and wife, by deed of record in Book 2197, page 157, said Register's Office; thence with Morris' east line, partly along a wall south 35 degrees 28' east 161 feet to a point in said wall; thence along said wall north 53 degrees 10' east 391.8 feet to a point; thence north 55 degrees 12' west 151 feet to the margin of Dickerson Pike; thence with the margin of same, southwesterly partly around a curve 381 feet to the point of beginning.

BEING the same property conveyed to Kamuben R. Hajari and spouse, Ramanal V. Hajari, by deed from K.B. Patel and spouse, Kashiben K. Patel and Augastine P. Moses and spouse, Savited G. Moses of record in Book 8304, page 113, 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 conveyance is subject to: Taxes for 1999, and subsequent years.

This is improved property, known as: 1298 Dickerson Pike, Goodlettsville, TN 37072

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.

BOOK 11345 PG. 46

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 16th day of February, 1999.

Kamuben R. Hajari
Kamuben R. Hajari

Ramanal V. Hajari
Ramanal V. Hajari

State of Tennessee
County of Davidson

On this 16th day of February, 1999, before me the undersigned authority, personally appeared **Kamuben R. Hajari** and **Ramanal V. Hajari**, 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

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: $ 250,000.00

Ashish P. Patel
Affiant

Sworn and subscribed before me on the 16th day of February, 1999.

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

My Commission Expires: _____ Notary Public

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Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11345 PG. 47

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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1 STUB, 4 REFERENCE

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REGISTER'S OFFICE
NASHVILLE, TN.

CAMT	
	250000.00
CON TX	925.00
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	936.00
CHECK	936.00

02/15/99 01 14:37 0001 7398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426639