WARRANTY DEED

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

William E. Kantz Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Williams E. Kantz, Jr.	William E. Kantz, Jr.	PORTION OF:
(NAME)	(NAME)	
Lot 3 Devon Hills	P.O. Box 159072	MAP: 142
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	PARCEL: 108.00
(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, Awtar S. Bhatti and wife, Sarabjit M. Bhatti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Williams E. Kantz, Jr.

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 attached Exhibit "A" for complete legal description

Being a portion of the same property conveyed to Awtar S. Bhatti and wife, Sarabjit M. Bhatti by Warranty Deed from Devon Hills Partners, L.P. of record in Book 9947, page 281 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Davidson County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

Subject to any and all matters of record as shown on the Plan of record in Plat Book 6900 page 398 said Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9947 page 281 Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

unimproved (X)
This is improved ( ) property, known as Lot 3 Devon Hills, Nashville, TN 37221
(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 our hand s this 14th day of April, 19 99

Awtar S. Bhatti

Awtar S. Bhatti

Sarabjit M. Bhatti

Sarabjit M. Bhatti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Awtar S. Bhatti and wife, Sarabjit M. Bhatti

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 14th day of April 19 99.

Commission expires 9-11-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PROPERTY DESCRIPTION - LOT 3

Land being in the Second Civil District of Nashville, Davidson County, Tennessee, being part of property recorded in Deed Book 9947, page 281 also being part of Parcel 1 as described in the Devon Hills Master Plat, recorded in Plat Book 6900, page 398;

Beginning at an iron pin (old) in the westerly right of way of Old Hickory Boulevard at the southeasterly corner of the Iroquois Apartment (Plat Book 4175, page 127) and (Deed Book 5048, page 66);

Thence, with said right of way for the following 4 calls:

South 30° 20' 41" East 49.07 ' to an iron pin (old),

Along a curve to the left having a delta of 31° 04' 19", a radius of 840.00', an arc length of 455.54', with a chord of South 45° 52' 51" East 449.98' to an iron pin (old),

South 61° 25' 46" East 155.73' to an iron pin to an iron pin (old),

Along a curve to the right have a delta of 25° 35' 19", a radius of 760.00', an arc length of 339.42', with a chord South 48° 38' 07" East 336.61' to an iron pin (new) at the new northerly line of Lot 2 as established by this survey;

Thence, with the new northerly line at Lot 2 for the following 10 calls:

South 86° 20' 09" West 210.62' to an iron pin (new),
South 45° 39' 15" West 151.23' to an iron pin (new),
South 73° 04' 38" West 253.39' to an iron pin (new),
South 20° 39' 48" West 366.58' to an iron pin (new),
South 46° 25' 46" East 208.47' to an iron pin (new),
South 00° 35' 10" West 89.28' to an iron pin (new),
North 47° 40' 34" West 236.48' to an iron pin (new),
North 11° 58' 42" West 519.71' to an iron pin (new),
North 39° 52' 13" West 161.27' to an iron pin (new),
North 05° 35' 56" East 98.86' to an iron pin (old) in the southerly line of Harpeth Valley Utilities District (Deed Book 5473, page 173);

Thence, with Harpeth Valley Utilities District for the following 3 calls:

South 84° 56' 47" East 97.66' to an iron pin (old),
North 05° 00' 10" East 110.00' to an iron pin (old),
North 84° 54' 31" West 75.00' to an iron pin (old) in the southerly line of the Iroquois Apartments;

Thence with the Iroquois Apartments for the following 2 calls:

North 16° 30' 02" West 304.83' to an old stump in the fence line,
North 60° 35' 09" East 268.20' to the Point of Beginning and containing 11.19 acres, more or less, according to a survey dated April 12, 1999, completed by Thomas Miller and Partners.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0575579
IDENTIFICATION REFERENCE

99 APR 19 AM 10:23
ALL GAS MATTERS REGISTER
DAVIDSON COUNTY, TN.

04/19 0101 03CHECK 366.50

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

BOOK 11436 PG. 507

0575579

IDENTIF. # REFERENCE

99 APR 19 AM 10:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	366.50
CHECK	366.50

04/19/99 01 10:25 0001 3982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452942