WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 13,150.00

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)

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

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
William E. Kantz Jr.	WILLIAM E. KANTZ JR	PORTION OF:
(NAME)	(NAME)	
Lot 2 Devon Hills	P.O. Box 159072	MAP: 142
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37221	NASHVILLE TN 37215	PARCEL: 108
(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 William 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 the same property conveyed to Awtar S. Bhatti and wife, Sarabjit 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, Tn.

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

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

unimproved (X)
This is improved ( ) property, known as Lot 2 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

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

Exhibit "A"

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 a concrete monument (old) at the northeasterly corner of Devon Highlands, Phase I (Plat book 7900, page 428);

There, with westerly right of way of Old Hickory Boulevard N 29° 30' 16" West 55.49' to an iron pin (new) being the true Point of Beginning;

Thence, with new northerly line of Lot 1 as established by this survey for the following 11 calls:

South 86° 20' 09" West 220.96' to an iron pin (new),
South 45° 39' 15" West 144.90' to an iron pin (new),
South 73° 04' 38" West 240.98' to an iron pin (new),
South 20° 39' 48" West 308.81' to an iron pin (new),
South 46° 25' 46" East 196.99' to an iron pin (new),
South 00° 27' 08" West 184.90' to an iron pin (new),
South 15° 34' 45" East 53.05' to an iron pin (new),
South 81°24' 22" West 449.43' to an iron pin (new),
North 27° 41' 13" West 243.37' to an iron pin (new),
North 25° 12' 13" East 198.96 to an iron pin (new),
South 87° 04' 58 West 155.56' to an iron pin (new) in the easterly line of Devon Woods (Plat Book 9700, page 17);

Thence, with the easterly line of Devon Woods North 02° 55' 02 West 574.60' to an iron pin (old) in the southerly line of Iroquois Apartments (Plat Book 4175, page 127) and (Deed Book 5048, page 66);

Thence, with the southern line of Iroquois Apartments for the following 2 calls:

North 72° 04' 56" East 48.11' to an iron pin (old),
North 43° 29' 23" East 195.16' to an iron pin (old) in the southerly line of Harpeth Valley Utility District (Deed Book 5473, page 173);

Thence, with Harpeth Valley Utilities District South 46° 10' 09" East 51.22' to an iron pin (old) in the new southerly line of Lot 3;

Thence, with new southerly line of Lot 3 as established by this survey for the following 10 calls:

South 05° 35' 56" West 98.86' to an iron pin (new),
South 39° 52' 13" East 161.27' to an iron pin (new),
South 11° 58' 42" East 519.71' to an iron pin (new),
South 47° 40' 34" East 236.48' to an iron pin (new),
North 00° 35' 10" East 89.28' to an iron pin (new),
North 46° 25' 46" West 208.47' to an iron pin (new),
North 20° 39' 48" East 366.58 to an iron pin (new),
North 73° 04' 38" East 253.39' to an iron pin (new),
North 45° 39' 15" East 151.23' to an iron pin (new),
North 86° 20' 09" East 210.62' to an iron pin (new) in the westerly right of way of Old Hickory Boulevard;

Thence, with said right of way, along a curve to the right having a delta of 04° 21' 13", a radius of 760.00', an arc length of 57.75', with a chord South 33° 39' 51" East 57.74' to the true Point of Beginning and containing 9.54 acres, more or less.

99 APR 19 AM 10:46
RECEIVED
DAVIDSON COUNTY TENNESSEE
IDENTIFICATION REFERENCE
057561O

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

WATER LINE AND UTILITY EASEMENT

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 a point on the southerly line of an existing Water Line Easement (Deed Book 5459, page 654), said point being South 79° 09' 09" East 31.17' from an iron pin (old) at the northeastern corner of Devon Woods (Plat Book 9700, page 17);

Thence, from said existing water line easement for the following 7 calls:

South 12° 37' 24" East 65.11 to a point,
North 71 49' 42" East 210.56' to a point,
South 18° 10' 18" East 10.00' to a point,
South 71° 49' 42" West 211.53 to a point,
South 12° 37' 24" East 521.92' to a point,
South 77° 22' 36" West 10.00 to a point,
North 12° 37' 24" West 596.15' to a point in the southerly line of the aforementioned existing Water Line Easement;

Thence, along existing easement North 72° 05' 02" East 10.00' to the point or beginning and containing 0.18 acres, more or less, according to a survey dated April 12, 1999, completed by Thomas Miller and Partners.

4013 04/19 0101 01/04/99 $10.00
71.66

INGRESS/EGRESS & UTILITY EASEMENT

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 the new ingress/egress & utility easement line on the westerly right of way of Old Hickory Boulevard, said point being North 46° 16' 21" West 500.42' from a concrete monument (old) in the westerly right of way of Old Hickory Boulevard and being the northeastern corner of Devon Highlands Phase 1 (Plat Book 7900, page 428);

Thence, with said easement line for the following 28 calls:
South 08° 31' 59" East 63.18' to a point,
South 46° 47' 47" East 38.60' to a point,
South 28° 10' 22" East 122.35' to a point,
South 16° 31' 01" West 148.95' to a point,
South 64° 08' 28" West 152.60' to a point,
North 76° 16' 02" West 97.63' to a point,
North 60° 45' 27" West 310.45' to a point,
South 89° 49' 54" West 73.66' to a point,
South 60° 25' 16" West 153.57' to a point,
South 23° 59' 44" West 75.51' to a point,
South 12° 22' 37" East 375.58' to a point,
South 06° 23' 13" West 63.87' to a point,
South 25° 12' 13" East 212.83' to a point,
North 81° 55' 14" West 52.32' to a point,
North 25° 12' 13" East 219.95' to a point,
North 06° 23' 13" East 48.38 to a point,
North 12° 25' 47" West 382.73' to a point,
North 23° 59' 44" East 108.42' to a point,
North 60° 25' 16" East 183.14' to a point,
North 89° 49' 54" East 99.90' to a point,
South 60° 45' 27" East 316.77' to a point,
South 76° 16' 02" East 72.83' to a point,
North 64° 08' 28" East 112.54' to a point,
North 16° 31' 01" East 106.33' to a point,
North 28° 10' 22" West 94.12' to a point,
North 47° 07' 12" West 47.13' to a point,
North 08° 31' 59" West 118.50' to a point in the westerly right of way of Old Hickory Boulevard;

Thence, with said right of way South 61° 25' 45" East 62.69' to the Point of Beginning and containing 2.18 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
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11436 PG. 685

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

0575610
IDENTIF. & REFERENCE

99 APR 19 AM 10:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	13150.00
CON TX	48.66
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	71.66
CHECK	71.66

04/19/99 01 10:49 0001 4013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452973