RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOOK 11642 PAGE 378

THIS INSTRUMENT PREPARED BY:
GERALD G. PATTERSON, ATTORNEY
P. O. Box 40347

Nashville, Tennessee 37204
(615) 383-0711

FTEC File No. 16720
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 128,500.00

Mary Ruth Hooper
Affiant

Subscribed and sworn to before me, this 26th day of August, 1999.

Michelle Strunk
Notary Public

My Commission Expires: 9/23/2002

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS JAGDISH H. SHAH	First Trust Mortgage Company	MAP 161-11
525 Tobylynn Drive	115 Eastpark Drive, Ste 110	PARCEL 91
Nashville, Tennessee 37211	Brentwood, TN 37027	FB# 6DU74767

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SANDRA K. DICKSON, UNMARRIED,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAGDISH H. SHAH AND WIFE, SMITA J. SHAH AND CHINTAN J. SHAH, UNMARRIED, as Joint Tenants With Right of Survivorship,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 525 Tobylynn Dr., Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 1999.

Sandra K. Dickson
SANDRA K. DICKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SANDRA K. DICKSON,

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 1999.

My Commission Expires: 9/8/99

Notary Public

WARDEED

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Section Four Huntington Park, as of record in Plat Book 4460, page 74, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra K. Dickson by deed from Lewis C. Justis and wife, Teresa Justis of record in Book 7501, page 669, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4850, page 487; (3) All matters appearing on the Plan of record in Plat Book 4460, page 74, said Register's Office.

06306676

IDENTIFICATION REFERENCE

99 AUG 31 AM 11:19

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

486.45 0801 02CHECK 10/21 08/31 9459

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 380

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

06306676

IDENTIF. & REFERENCE

99 AUG 31 AM 11:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
128500.00
CON TX 475.45
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 486.45
CHECK 486.45

08/31/99 01 11:18 0001 2945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511000