BOOK 11680 PAGE 56

WARRANTY DEED

EORN-99-3887

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00

XR-V-Patel.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 1999

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ruxmaniben V. Patel (NAME)	~~Not Applicable~~ Same (NAME)	MAP 92-12
1610 Church Street (ADDRESS)	(NAME) (ADDRESS)	PARCELS 314, 315 AND 316
Nashville, Tennessee (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, Southern Beverage Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruxmaniben V. Patel, a widow

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:

Being Lot No. 349 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said Lot No. 349 fronts 98 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 164.5 feet on the easterly line, with the westerly margin of an alley and 162.5 feet on the westerly line to an alley in the rear, measuring 68 feet thereon.

Being Lots Nos. 347 and 348 on the plan of Boyd's Home Tract, as of record in Book 21, page 39, Registe'rs Office for said County. Said Lots no 347 and 348 adjoin and front 100 feet on the northerly side of Church Street and extend back 162.5 feet on the easterly line and 162.5 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being Lot No. 346 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said Lot No. 346 fronts 50 feet on the northelry side of Church Street, as widened, and runs back bewteen parallel lines 162.5 feet to an alley.

Being the same property conveyed to Southern Beverage Inc by Deed from Yon M. Burton, umarried, of record in Deed Book 9526, Page 246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Dipak Patel, individually and Southern Beverage, Inc., a Tennessee Corp. to Richard A. Northcutt, Trustee(s) of record in Trust Book 9526, page 250, of said Register's Office, which the Grantees herein hereby assume and agree to pay.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1608, 1610 and 1612 Church Stree, Nashville, Tennessee
(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 my hand this 23rd day of September, 1999

Southern Beverage Inc
By: President
Dipak V. Patel

FILED FOR RECORD 09/30/1999 09:01 AM
19611.00

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dipak V. Patel and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Southern Beverage Inc the within named bargainor, and corporation, and that he 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 Dipak V. Patel as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, TN on this the 23rd day of September, 1999.

My commission expires 03/23/02

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Tracey Trumphour
Notary Public

LEGAL DESCRIPTION CONTINUATION

Grantees and Grantors are aware that the 1999 taxes were not pro-rated and not collected at the time of closing.

This conveyance is subject to any and all existing easements and restrictions of record.

ubject to a charter in Book 9224, page 549, said Register's Office.

99 SEP 29 AM 11:50
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

0640736
MAP REFERENCE

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11680 PAGE 58

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

0640736

INSTRUMENT REFERENCE

99 SEP 29 AM 11:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
500000.00
ERR CO
MAMT
500000.00-
CAMT
500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1861.00

CHECK 1861.00
09/29/99 01 11:53 0001 367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521585