39-B

WARRANTY DEED

Instr:200001040000840 Page: 1 OF 2
REC'D FOR REC 01/04/2000 10:37:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $471.75

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMANDA B. PEART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires Nov. 30, 2002

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miten Patel	~~Miten Patel~~ Sunshine Mtg. Corp.	104-5-365
(NAME)	(NAME)	
3501 Murphy Road	~~3501 Murphy Road~~ P.O.Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	~~Nashville, TN 37205~~ Marietta,	GA 30065
(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, Realty Investment Solutions, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miten Patel, unmarried, 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:

Land in Davidson County, Tennessee, being part of Lot No. 276 on the Map of Richland Realty Company's second subdivision "B" as shown on the plans of record in Book 332, Page 92 and 174, Register's Office for Davidson County, Tennessee, and described according to a survey dated January 18, 1956, by T.R. Sanford, surveyor, as follows:

Beginning in the westerly margin of Park Circle at the common front corner of Lots Nos. 275 and 176 and running thence westwardly 203 feet, along the dividing line between said lots, to the common rear corner of said lots on the easterly margin of a 15 foot alley, thence along the easterly margin of said alley, northwardly 10 feet to the southwest corner of the property conveyed from Harold Brooks etux to W. David Sanders by deed of record in Book 2539, Page 63, RODC; thence easterly along the southerly line of Sander's property which line parallel with the southerly line of Lot No. 276, a distance of 65 feet to Sander's Southeasterly corner; thence northwardly along Sander's Easterly line and parallel with the easterly margin of said 15 foot alley, 91.7 feet to Sander's Northeasterly corner in the southerly margin of Murphy Road; thence eastwardly, along the southerly margin of Murphy Road, 146.2 feet to the southwesterly corner of the intersection of Murphy Road and Park Circle, being the Northeasterly corner of Lot No. 276; thence southwardly along the westerly margin of Park 74.5 feet, more or less, to the beginning.

Included but excluded from the above described property is that portion conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed from Thomas Pitt, of record in Book 4807, page 880, RODC, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 276 of Richland Realty Company's Division "B", as of record in Subdivision Book 161, Page 151, RODC, and more particularly described as follows:

Beginning at a point, said point being at the intersection of the south dedicated Right-of-Way line of Murphy Road and the west dedicated Right-of-Way line of Park Circle, thence with the west dedicated Right-of-Way line of Park Circle, along a curve to the left with a radius of 2,229.86 feet for 74.5 feet to a point in the proposed Right-of-Way line of Interstate Route I-440; thence north 2 degrees 17' west for 87.4 feet to a point in the south dedicated Right-of-Way line of Murphy Road South 82 degrees 49' East for 70.5 feet back to the point of beginning and containing 5.690 square feet.

Being the same property conveyed to Realty & Investment Solutions, LLC. by deed of record in Book 10740, Page 842, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 3501 Murphy Road, Nashville, TN 37205
(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

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 hands this 30th day of December, 1999.

Realty Investment Solutions, LLC

By: Carolyn Sue Puckett, Chief MGR
Realty & Investment Solutions, LLC

Attest:

Tenn. SC 551662 4

STATE OF ~~TENNESSEE~~

COUNTY OF

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Carolyn Sue Puckett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the Chief Manager of Realty & Investment Solutions, LLC a corporation, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chief Manager.

Marilyn L Brown
My Commission CC658880
Expires August 03, 2001

Witness my hand and official seal at ~~Nashville, Tennessee~~ Tampa FL, this the 30th day of December, ~~1999~~

Commission Expire:

Notary Public

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 1999.

Commission expires:

Notary Public