THIS INSTRUMENT PREPARED BY:
LARRY R. McELHANEY II, ATTORNEY
LARRY R. WILLIAMS, P.C.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

PICK-UP

WARRANTY DEED

Instr:200006190060964 Page: 1 OF 2
REC'D FOR REC 06/19/2000 3:29:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chandubhai M. Patel, Trustee 716 Sweetwater Circle Old Hickory, Tennessee 37138	**Same**	Map 64-15-A Parcel 18.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOE J. BERTAGNOLLI** and wife **TRACEY H. BERTAGNOLLI** (hereinafter "**GRANTORS**"), have bargained and sold and do hereby sell, transfer and convey unto **CHANDUBHAI M. PATEL, TRUSTEE FOR THE BENEFIT OF THE LEUVA PATIDAR SAMAJ OF U.S.A. ASSOCIATION AND ITS PRESENT MEMBERS AND FUTURE MEMBERS**, (hereinafter "**GRANTEE**"), its heirs, successors and assigns, a certain tract of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 49, Plantation Walk, Section 1, Revision 1, as plat of same appears of record in Book 7900, page 697, in the Register's Office for Davidson County, Tennessee, and to which plat reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Joe J. Bertagnolli and Tracey L. Hannah, both single persons, as joint tenants with right of survivorship, by deed from Robert David Murphy and wife Marka Lynn Murphy record in Book 10581, page 75, Register's Office for Davidson County, Tennessee. The said Joe J. Bertagnolli and Tracey L. Hannah having since married each other and the said Tracey L. Hannah and Tracey H. Bertagnolli being one and the same person.

This is improved real property known as **716 Sweetwater Circle, Franklin, Tennessee 37138**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **GRANTEE**, its heirs, successors and assigns forever.

The said **GRANTORS** do hereby covenant with the **GRANTEE** that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. 2000 Davidson County property taxes, a lien not yet due and payable which has been prorated to the date of closing and expressly assumed by the **GRANTEE**.

2. Restrictive Covenants of record in Book 9231, page 719, and as amended in Book 9547, page 904, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 11125, page 230, Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 9315, page 723, Register's Office for Davidson County, Tennessee.

5. Surveyor's Certificate of Correction of record in Book 9432, page 449, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned **GRANTORS** do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said **GRANTEE**, its heirs, successors and assigns, against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 16 day of June, 2000.

JOE J. BERTAGNOLLI

TRACEY H. BERTAGNOLLI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and **State, JOE J. BERTAGNOLLI** and **TRACEY H. BERTAGNOLLI**, the within named bargainors, 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 Nashville, Tennessee, this 16th day of June, 2000.

Notary Public

My Commission Expires: 11-25-2000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 2000.

NOTARY PUBLIC

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN