Davidson County DEEDWARR
Recvd: 03/30/01 08:45 2pgs
Fees:11.00 Taxes:166.50
20010330-0030590

THIS INSTRUMENT WAS PREPARED BY,
AND WHEN RECORDED RETURN TO:
Charles E. Reed, Attorney at Law
1930 Ransom Drive
Murfreesboro, Tennessee 37130-5911
(615) 848-0448

LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/GRP/PARCL
Paresh M. Kapadia 3201 Trails End Lane Nashville, TN 37214	Owner	108/08/302.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Banc One Financial Services, Inc. ("Grantor") has bargained and sold, and hereby transfers and conveys to Paresh M. Kapadia, and wife, Dharmistha P. Kapadia ("Grantee"), their successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 3-B, Zone Lot Division of Lots 1 and 3, Trailwood Subdivision, Section One, of record in Plat Book 6250, page 208, amending Plat Book 5210, page 351, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more particular description of said lot.

Being the same property conveyed to Banc One Financial Services, Inc. by Substitute Trustee's Deed from Clifton E. Darnell, Substitute Trustee, dated March 16, 2000, of record as Instrument Number 200004030032995 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid Property, together with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized in fee of the aforesaid Property, that Grantor has a good right to sell and convey the same, and that the same is free from encumbrances except as follows:

1. Accrued taxes, taxes not yet due and payable but constituting a lien upon the Property, and future taxes; and
2. Restrictive covenants, building lines and easements of record in the Register's Office of Davidson County, Tennessee, including but not limited to all matters appearing on the plan of Zone Lot Division of Lots 1 and 3, Trailwood Subdivision, Section One, Book 6250, Page 208, amending Book 5210, Page 351, said Register's Office.

Grantor further covenants and warrants to defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

This is improved property known as 3201 Trails End Lane, Nashville, TN 37214.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by authority of its Board of Directors, this 19th day of March, 2001.

SELLER:

Banc One Financial Services, Inc.

By: TODD PAWLINSKI

Its: VICE PRESIDENT

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared TODD PAWLINSKI with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the VICE PRESIDENT of Banc One Financial Services, Inc. ("Banc One"), the within named bargainor, a Corporation, and that as such VICE PRESIDENT of Banc One executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is authorized by Banc One to execute this instrument on behalf of Banc One as the free act and deed of Banc One.

Witness my hand and official seal at Menominee Falls, Wisconsin, this 19th day of March 2001.

My Commission Expires: 01-23-05

NOTARY PUBLIC PATRICIA DUBOIS STATE OF WISCONSIN

Patricia DuBois
Notary Public

STATE OF TENESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 22 day of March, 2001.

TONY L. TURNBOW NOTARY PUBLIC AT LARGE LEWIS COUNTY TN

Notary Public

My Commission Expires: 2-22-04