Davidson County DEEDQC
Recvd: 01/17/02 08:52 3pgs
Fees:22.00 Taxes:0.00
20020117-0006910

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
SUNIL C. PATEL & wife, RAJESHWARI S. PATEL	**Sunil C. Patel 1412 Springfield Highway Springfield TN 37172**	**018-12-0/085.0**

FOR AND IN CONSIDERATION of the love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to me and RAJESHWARI S. PATEL to create a joint tenancy with the right of survivorship, I, **SUNIL C. PATEL**, by these presents do hereby quitclaim and convey unto **RONALD B. BUCHANAN, Trustee**, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on ***Exhibit "A"*** attached hereto and made a part hereof.

And now, I, the said, **RONALD B. BUCHANAN, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **SUNIL C. PATEL and wife, RAJESHWARI S. PATEL**, as joint tenants with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands effective the 1st day of January, 2002.

Sunil Patel
SUNIL C. PATEL

RONALD B. BUCHANAN, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 4th day of January, 2002.

NOTARY PUBLIC

My Comm. Expires: 3/18/03

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, SUNIL C. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 4th day of January, 2002.

NOTARY PUBLIC

My Comm. Expires: 3/18/03

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 4th day of January, 2002.

NOTARY PUBLIC

My Comm. Expires: 3/18/03

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EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 6 on the Plan of Jackson Park Subdivision of record in Book 6900, page 430, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the east right of way line of Dickerson Pike, southwardly along the right of way, 266.80 feet from its intersection with the southwesterly right of way line of CSX Railroad; said iron pin is the southwest corner of the herein described tract; thence,

1. With the east right-of-way line of Dickerson Pike, N 3 deg. 49' 54" W, 121.80 feet to an iron pin set; thence,

2. With a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320, page 400 and Deed Book 2273, page 595, R.O.D.C., Tennessee, S 73 deg. 31' 09" E, 277.42 feet to an iron pin set; thence,

3. S 7 deg. 08' 06" E 50.13 feet to an iron pin; thence,

4. N. 88 deg. 30' 00" W, 264.20 feet to the point of beginning and containing 22,391 square feet or 0.514 acre, more or less.

BEING the same property conveyed to Sunil C. Patel, Dinu B. Patel and Alpesh S. Patel in Book 9114, Page 72, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Dinu B. Patel et al to Sunil C. Patel of record as Instrument No. 20020107-0002307.

THIS IS IMPROVED PROPERTY KNOWN AS 667 NORTH MAIN STREET, GOODLETTSVILLE, TENNESSEE 37072.

The subject property is not the principal place of residence of Grantors, either of Grantors' spouses or any minor children of the Grantors.