PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/28/02 08:24 2pgs
Fees:13.00 Taxes:821.40
20020828-0103805

W & I Ref:(ST) Title No: 43704
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natvar C. Patel Ramilaben N. Patel Budget Motel 1298 Dickerson Pike Goodlettsville, TN 37072	SAME

TAX MAP-PARCEL NUMBERS: 11D-37940, 33-98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aashish P. Patel, Hiren P. Patel and Umang P. Patel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Natvar C. Patel and spouse, Ramilaben N. Patel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 11th Civil District of Davidson County, Tennessee, being described according to a survey made by John M. Sullivan, County Surveyor, May 11, 1954, as follows:

Beginning at a point in the southeasterly margin of Dickerson Pike 848.80 feet from the southwest corner of Lot No. 1 of the D.M. Moore Plan of Lots, of record in Book 843, Page 63, Register's Office for said County, said point begin at the northeast corner of a tract of 1.06 acres conveyed to Elton O. Morris and wife, by deed of record in Book 2197, Page 157, said Register's Office; thence with Morris' east line, partly along a wall south 35 degrees 28 minutes east 161 feet to a point in said wall; thence along said wall north 53 degrees 10 minutes east 391.8 feet to a point; thence north 55 degrees 12 minutes west 151 feet to the margin of Dickerson Pike; thence with the margin of same, southwesterly partly around a curve 381 feet to the point of beginning.

Being the same peoperty conveyed to Aashish P. Patel, Hiren P. Patel and Umang P. Patel by deed from Kamuben R. Hajari and spouse, Ramanal V. Hajari of record in Book 11345, Page 45, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; Deed of Trust executed by Aashish P. Patel, Hiren P. Patel and Umang P. Patel to Wilkins & Ivey, Attorneys, a Partnership, Trustee, securing $200,000.00 to Kamuben R. Hajari and spouse, Ramamial V. Hajari, record in Book 11345, Page 48, as further secured by a UCC Financing Statement in an instrument of record in Book 11345, Page 56, both in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1298 Dickerson Pike, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2002.

Aashish P. Patel

Hiren P. Patel

Umang P. Patel

State of TENNESSEE
County of DAVIDOSN

On this 15th day of August, 2002 , before me the undersigned authority, personally appeared Aashish P. Patel, Hiren P. Patel and Umang P. Patel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDOSN

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public