THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 10/28/02 08:50 2pgs
Fees:13.00 Taxes:394.05
20021028-0131371

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
SAILESH PATEL DHARMESH PATEL 322 Alta Loma Road Goodlettsville, TN 37172	Same	034-05-026

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES D. BALSER and wife, MARY S. BALSER,** have this day bargained and sold, and do hereby transfer and convey unto the said **SAILESH PATEL and DHARMESH PATEL,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Gatewood, Section 1, as of record in Book 3300, page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Balser and wife, Mary S. Balser, by deed from Douglas Carl Sarmento and wife, Harriette Jo Sarmento, of record in Book 4445, page 508, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $106,500.00.
Subscribed and sworn to before me
this 22 of October, 2002.
My Commission Expires: 3/27/04

Affiant

Judy Calbos
Notary Public

This is improved property located at 322 Alta Loma Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22 day of October, 2002.

James D. Balser
JAMES D. BALSER

Mary S. Balser
MARY S. BALSER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JAMES D. BALSER and wife, MARY S. BALSER,** 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 Goodlettsville, Tennessee, this the 22 day of October, 2002.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/23/04