Box 13
4679

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2002.

Beth Triplett

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ankur Patel	Americas Wholesale Lender	Map: 142-6-B-207CO
(NAME) 810 Bellevue Road, # 207	(NAME) 6400 Legacy Drive	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Plano TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ERVIN GENERAL PARTNERSHIP, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ANKUR PATEL, UNMARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building 30, Unit 207, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701, et seq., and as shown on plat of "Peppertree" Creekside Meadows Condominiums, as recorded in Book 4675, Page 128, 129 and 130, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made. Also included is an undivided one-two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, page 257, Register's Office for said County, and subject to all terms, conditions and restrictions contained therein. Garage space 207G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plat of record in Book 4675, pages 128, 129 and 130, Register's Office for said County.

Being the same property conveyed to Ervin General Partnership, by Special Warranty Deed of record in Instrument No. 20020509-0057307, said Register's Office.

This conveyance is subject to the following:
Master Deed & ByLaws of record in Book 4834, page 257-312 amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723 & 724, Book 6874, page 354 and Book 7610, page 973; Charter of Creekside Meadows Area in Book 4836, page 610; and, any and all matters as shown on plat of record in Plat Book 4675, page 128, 129 and 130; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property known as 810 Bellevue Road, # 207, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/08/03 13:04 2pgs
Fees:13.00 Taxes:270.84

20030108-0003426

Witness our hands this 5th day of December, 2002.

Ervin General Partnership

By William Jeffrey Ervin, Partner
William Jeffrey Ervin, Partner

By Linda M. Ervin, Partner, by William Jeffrey Ervin, her Attorney-In-Fact
Linda M. Ervin, Partner, by William Jeffrey Ervin, her Attorney-in-Fact

By Jere Suzanne Ervin, Partner, by William Jeffrey Ervin, her Attorney-In-Fact
Jere Suzanne Ervin, Partner, by William Jeffrey Ervin, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared William Jeffrey Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of Ervin General Partnership, the within named bargainor, a partnership, and that he as such Partner, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal, this 5th day of December, 2002.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

On this 5th day of December, 2002, before me personally appeared William Jeffrey Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Linda M. Ervin and Jere Suzanne Ervin, Partners of Ervin General Partnership and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of instruments of record in Trust Deed Book *, Page _____, and Trust Deed Book **, Page, Register's Office of Davidson County, Tennessee.

* 20030108-0003424

** 20030108-0003425

Witness my hand and official seal, this 5th day of December, 2002.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064