This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 05/06/03 09:34 2pgs
Fees:13.00 Taxes:1431.90
20030506-0059880

FILE NO: 2002068
48B

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Montgomery G. Turner Sr.	(NAME) Same	Map 172, Parcel 195
(STREET ADDRESS) 4301 Hillsboro Road	(STREET ADDRESS)	
(CITY) Nashville (STATE) Tennessee (ZIP) 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RAJNI PATEL** has this day bargained and sold, and does hereby transfer and convey unto the said, **MONTGOMERY G. TURNER a/k/a MONTGOMERY G. TURNER SR., a married person,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Gillespie Meadows Commercial (General) P.U.D., of record in Book 6200, page 903, and amended in Book 8250, page 495, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rajni Patel, by deed of record in Book 10057, page 793, Register's Office, Davidson County, Tennessee.

Harshila Patel, spouse, of the above named Rajni Patel, joins in this Deed for the purpose of releasing any and all rights she may have in and to the above described property, including homestead and any other marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $387,000.00.

Subscribed and sworn to before me this the 5th day of May, 2003.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 1.33 acres/NW corner of Nolensville Pike & Bradford Hills Blvd., Nashville TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his 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, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his 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 hand this 5th day of May, 2003.

Rajni Patel

Harshila Patel by Rajni Patel, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAJNI 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2003.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, Rajni Patel, Attorney-in-Fact for Harshila 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 within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2003.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Book 6200, page 903; amended in Book 8250, page 495, Register's Office, Davidson County, Tennessee.
3. Subject to Easement to cut and fill slopes along Nolensville Pike granted to the Department of Highways and Public Works of the State of Tennessee of record in Book 2021, page 374, said Register's Office.
4. Subject to Agreement as to clearance permit and anchor easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 606, and in Book 1318, page 441, said Register's Office.
5. Subject to the following restriction shown in deed of record in Book 10057, page 793, said Register's Office: Subject to agreement by Grantee herein to keep the pine trees on the western boundary of subject property or replace them with a landscaped screen of equal size.