Davidson County DEEDWARR
Recvd: 07/11/03 15:36 2pgs
Fees:13.00 Taxes:2405.00
20030711-0096692

This instrument was prepared by Jack Franklin, Attorney at Law,
10 East Bockman Way, Sparta, Tennessee 38583

WARRANTY DEED

THIS INDENTURE made and entered into this the 30th day of June, 2003, by and between CHAMPAK T. PATEL and wife, CHAMPA PATEL, hereinafter referred to as the GRANTORS, and KMC PARTNERSHIP, a Tennessee general partnership composed of Katen Patel and Meena Patel, hereinafter referred to as the GRANTEES.

WITNESS, that for and in consideration of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand this date paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land to-wit:

Lying and being in Davidson County, Tennessee, and more particularly described as follows:

Map and Parcel No. 106-01-0 130.00

A tract of land in Davidson County, Tennessee, being a part of the southeast part of Lot No. 1on the Map of Mrs. Lena Myers Resubdivision, as of record in Book 161, page 4, Register's Office of said County, and a part of the Lot No. 1 adjacent thereto on the Map of the property of John C. Estes, not of record, and described according to a survey made by J.R. Wauford & Company, dated June 2, 1960, as follows:

Beginning at an iron pin in the North margin of Murfreesboro Road 350 feet East of the East margin of Fessler's Lane, and being the southeast corner of the property conveyed to Mid Tenn Oil Company by deeds of record in Book 2703, page 371, and in Book 2703, page 374, said Register's Office; thence along the East line of said Oil Company property, North 4°32' East 150 feet to an iron pin; their northeast corner; thence with their North line, North 72°50' West 159.5 feet to an iron pin; thence North 3°55' East 198.5 feet to an iron pin; thence South 88°07' East 276 feet to an iron pin; thence South 7°54'43" East 9.66 feet to an iron pin; thence South 68°32' East 228.91 feet to an iron pin; thence South 21°32' West 133.55 feet to a concrete monument; thence North 71° 56' West 128.48 feet to a concrete monument; thence South 3°08' West 262.85 feet to an iron pin; thence with the margin of Murfreesboro Road, North 72°56' West 149.90 feet to the point of beginning.

This conveyance is made subject to Easements of record in Book 2301, page 445, Book 2490, page 486, Book 2443, page 183, Book 4212, page 910, and Book 4993, page 70, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to a Sign Lease with The Lamar Corporation recorded in Book 9739, page 213, in the Register's Office for Davidson County, Tennessee.

Being property acquired by Grantors by deeds recorded in Book 5552, page 327, Book 6673, page 318, and Book 7015, page 655, all in the Register's Office for Davidson County, Tennessee.

The 2003 real estate taxes will be pro-rated between Grantors of 526 Murfreesboro Road, Nashville, Tennessee 37210, and Grantees 526 Murfreesboro Road, Nashville, Tennessee 37210. Thereafter, the real estate taxes will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the day and date first above written.

CHAMPAK T. PATEL

CHAMPA PATEL

STATE OF TENNESSEE
COUNTY OF WHITE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, CHAMPAK T. PATEL and wife, CHAMPA PATEL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Sparta, Tennessee, on this the 30th day of June, 2003.

NOTARY PUBLIC

My commission expires: 11/20/06

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 30th of June, 2003.

NOTARY PUBLIC or REGISTER

My commission expires: 11/20/06