Davidson County DEEDWARR
Recvd: 07/15/03 10:42 2pgs
Fees:13.00 Taxes:1776.00
20030715-0098663

PREPARED BY:
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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pankaj V. Patel 1745 Old Hickory Blvd. Brentwood, TN 37027	Pankaj V. Patel 1745 Old Hickory Blvd. Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: **Map** 158 **Parcel** 77

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JOHN T. CRUNK, JR.** and wife, **GINA CRUNK**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **PANKAJ V. PATEL**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee and Williamson County, Tennessee described as follows: **To Wit:**

Land in Davidson and Williamson Counties, being Lot No. 38 on the Plan of Laurelwood, of record in Book 4460, page 121, Register's Office for Davidson County, Tennessee, and in Plat Book 4, page 65, Register's Office for Williamson County, Tennessee.

Said Lot No. 38 fronts a total of 210.33 feet on the southwesterly side of Old Hickory Boulevard and runs back on the southwesterly lot line 207.94 feet and 449.43 feet on the southerly lot line, and runs back 476.00 feet on the easterly lot line to a point of intersection.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NO. 200304210051744 (DAVIDSON) AND BOOK 2789, PAGE 689 (WILLIAMSON), SAID REGISTER'S OFFICE.

And being a part of the same property conveyed to John T. Crunk, Jr. by deed from Andrew L. Weinberg and wife, Susan D. Weinberg of record in Deed Book 9383, page 33, Register's Office of Davidson County, Tennessee, and of record in Deed Book 1195, page 534, Register's Office of Williamson County, Tennessee.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Book 4460, page(s) 121 and amended in Book 5074, page 531, in Book 5095, page 133, in Book 5667, page 462, Register's Office for Davidson County, Tennessee and in Book 4, page 65, Register's Office for Williamson County, Tennessee.

2. Restrictive Covenants contained in instrument of record in Book 4695, page 232 and amended as Instrument No. 1999120660300200, Register's Office for Davidson County, Tennessee and in Book 205, page 874 and amended in Book 1934, page 159, Register's Office for Williamson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as 1745 Old Hickory Blvd., Brentwood, TN.

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.

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' 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 25 day of June, 2003.

John T. Crunk, Jr.

Gina Crunk

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 25th day of June, 2003, before me the undersigned authority, personally appeared **John T. Crunk, Jr.**, 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.

Witness my hand, at office, this 25th day of June, 2003.

Notary Public

My commission expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of June, 2003, before me the undersigned authority, personally appeared **Gina Crunk**, 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.

Witness my hand, at office, this 25th day of June, 2003.

Notary Public

My commission expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Sworn to and subscribed before me this 25th day of June, 2003.

Notary Public

My commission expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004