PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 44678

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/17/03 12:38 2pgs
Fees:13.00 Taxes:536.13
20030717-0100423

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anup Patel Danielle Delaphane 302 Blackman Road Nashville, Tennessee 37211	Bank of America 9000 Southside Blvd #700 Jacksonville FL 32256

TAX MAP-PARCEL NUMBERS: 147-5-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert Charles Anderson Jr. and spouse, Virginia Davis Anderson, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anup D. Patel and spouse, Danielle D. Delaphane-Patel** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Caldwell Hall Subdivision, Section One (Rev) of record in Book 2900, pages 57, 58, 59, Register's Office for said County, to which plan reference is made for a complete description thereof.

Being the same property conveyed to Robert Charles Anderson, Jr., and wife, Virginia Davis Anderson by deed from Dan A. Gaylord, Jr. of record in Book 10282, page 935, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 57, 58 & 59, said Register's Office, which Plan shows a 40foot minimum building setback line from Blackman Road and a 10 foot easement for public utility purposes along the rear line(s) and a 5 foot easement for underground telephone, cable and wire located on the westerly corner of said lot.

This is improved property, known as: 302 Blackman Road, Nashville, Tennessee 37211

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's 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 6th day of June, 2003 .

Robert Charles Anderson Jr.

Virginia Davis Anderson

State of TENNESSEE
County of WILLIAMSON

On this 6th day of June, 2003 , before me the undersigned authority, personally appeared **Robert Charles Anderson Jr.** and **Virginia Davis Anderson** , 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.

My Commission Expires: _____ Notary

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of WILLIAMSON

My Commission Expires MAR . 7

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $144,900.00

Affiant

Sworn and subscribed before me this 6th day of June, 2003

Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE