(2)

SPECIAL WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 08/19/03 14:33 4pgs
Fees:23.00 Taxes:7030.00

20030819-0120169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,900,000.00

Sanjay D. Patel
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 5th DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-12-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanjay D. Patel 821 Murfreesboro Road Nashville, TN 37217	Sanjay D. Patel 821 Murfreesboro Road Nashville, TN 37217	106/25

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, NARANJI V. PATEL AND WIFE, SHANTABEN N. PATEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANJAY D. PATEL, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE)

Being the same property conveyed to NARANJI V. PATEL and wife, SHANTABEN N. PATEL, by Warranty Deed recorded at Book 8091, page 69, and Quitclaim Deed of record at Book 8098, Page 832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is ☒ improved ☐ unimproved property, known as 821 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land; together with all leases, rents, issue and profits, all heriditaments thereto; together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do convenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is free of all encumbrances made or suffered by the GRANTORS, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns,

against all persons lawfully claiming the same from, through or under the GRANTORS, but not otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this 5th day of August, 2003.

GRANTORS:

Naranji V Patel by Andy Vanmali, his ATT. in fact
Naranji V. Patel
by Andy Vanmali, his attorney in fact

Shantaben N. Patel by Andy Vanmali, her ATT. in fact.
Shantaben N. Patel
By Andy Vanmali, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, J. E. Spruill, a Notary Public of the State and County aforementioned, personally appeared Andy Vanmali, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of NARANJI V. PATEL, acknowledged that such person executed the same as the free act and deed of NARANJI V. PATEL.

WITNESS my hand and seal, this 5th day of August, 2003.

J. E. Spruill
Notary Public

My Commission Expires: 11-12-06

J. E. SPRUILL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, J. E. Spruill, a Notary Public of the State and County aforementioned, personally appeared Andy Vanmali, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of SHANTABEN N. PATEL, acknowledged that such person executed the same as the free act and deed SHANTABEN N. PATEL.

WITNESS my hand and seal, this 5th day of August, 2003.

J. E. Spruill
Notary Public

My Commission Expires: 11-12-06

J. E. SPRUILL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

RETURN TO:

Ernest B. Williams, Esq.
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2208

EXHIBIT "A"

Being a tract of land located in the Sixteenth Councilmanic District of Nashville, Davidson County, Tennessee as conveyed to Naranji Patel, ET UX, as of record in Deed Book 8098, Page 832, R.O.D.C., and being more particularly described, as follows:

Beginning at a T.D.O.T. highway monument, at the southeast corner of the intersection of Murfreesboro Pike and Spence Lane, said monument also being the northwest corner of Hatem N. Ibrahim, as of record in ID# 20021118142600, R.O.D.C.;

Thence, with the southerly right-of-way of Murfreesboro Pike, South 50 degrees 29 minutes 02 seconds East for a distance of 175.00 feet to a P.K. Nail set, said P.K. Nail being the northeast corner of said Ibrahim, and also the Point of Beginning;

Thence, continuing with said southerly right-of-way, South 50 degrees 29 minutes 02 seconds East for a distance of 211.23 feet to a P.K. Nail set, said P.K. Nail set being at the northwest corner of OLH, L.P., as of record in Deed Book 9901, Page 543, R.O.D.C.;

Thence, with the westerly line of said OLH, L.P., South 51 degrees 57 minutes 35 seconds West for a distance of 423.30 feet to an existing iron pin;

Thence, continuing with said westerly line of OLH, L.P., and also running with the westerly line of Urban Housing Solutions, Inc., as of record in ID# 20010928105262, R.O.D.C., for the following calls:

South 54 degrees 32 minutes 59 seconds West for a distance of 207.01 feet to an iron pin set; South 54 degrees 18 minutes 58 seconds West for a distance of 186.68 feet to an iron pin set; North 70 degrees 57 minutes 46 seconds West for a distance of 36.75 feet to an iron pin set; South 55 degrees 14 minutes 59 seconds West for a distance for 36.00 feet to an iron pin set, said pin landing on the easterly right-of-way of Interstate I-440;

Thence, with said easterly right-of-way of I-440 for the following calls:

North 57 degrees 57 minutes 29 seconds West for a distance of 129.08 feet to a concrete monument; North 36 degrees 28 minutes 08 seconds East for a distance of 516.67 feet to a concrete monument;

North 40 degrees 31 minutes 21 seconds East for a distance of 201.47 feet to a concrete monument, said monument also being the southwest corner of said Ibrahim;

Thence, with the southerly and easterly lines of said Ibrahim for the following calls:

South 50 degrees 29 minutes 03 seconds East for a distance of 150.22 feet to a set iron pin; North 50 degrees 28 minutes 35 seconds East for a distance of 143.30 feet to the Point of Beginning, as surveyed by Kirk S. Duclos, TN RLS # 1936, Survey # 4203056, dated July 14, 2003, Land Design Surveying, 135 Second Avenue N, Suite #201, Franklin, Tennessee 37064,

Being the same property conveyed to Naranji V. Patel and wife, Shantaben Patel by Warranty Deed of record in Book 8091, page 69, and Quitclaim Deed of record in Book 8098, Page 832, Register's Office for Davidson County, Tennessee.