Davidson County DEEDQC
Recvd: 09/17/03 10:47 3pgs
Fees:17.00 Taxes:0.00
20030917-0137169

File: First Title
Shah

Grantee's Address:	Send Tax Bills To:	Map Parcel No.:
Jogendra Shah	SAME	131.06-047.00

QUITCLAIM DEED

IN CONSIDERATION OF ONE ($1.00) DOLLAR and other valuable considerations paid, the receipt of all of which is hereby acknowledged: I, **DIPAN SHAH,** does hereby transfer, convey and forever quitclaim unto **JOGENDRA SHAH and wife, MADHURI J. SHAH**, all my right, title, and interest in and to the following described real estate, to wit:

SEE EXHIBIT "A" ATTACHED

THIS DEED IS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES TO THE INSTRUMENT AND THE PREPARER OR FIRST TITLE INSURANCE COMPANY MAKE NO REPRESENTATION AS TO THE TITLE OR ACCURACY OF INFORMATION.

WITNESSETH the same unto the said **JOGENDRA SHAH and wife, MADHURI J. SHAH,** their heirs and assigns, forever in fee simple.

WITNESS my hand this 20 day of August, 2003.

DIPAN SHAH

Prepared by:
Raymond A. Fox, Jr., Atty., P.C.
1303 Carter Street
Chattanooga, TN 37402

STATE OF **TENNESSEE**

COUNTY OF **HAMILTON**

On this 26 day of August, **2003**, before me personally appeared **DIPAN SHAH,** 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 that **he** executed the same as **his** free act and deed.

7-11-2005

My commission expires:

NOTARY PUBLIC

BERNARD L. ALARCON NOTARY PUBLIC AT LARGE HAMILTON CO., TN

STATE OF TENNESSEE

COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$-0-**.

Subscribed and sworn to before me this 26 day of August, 2003.

AFFIANT

7-11-2005

My commission expires:

NOTARY PUBLIC

BERNARD L. ALARCON NOTARY PUBLIC AT LARGE HAMILTON CO., TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Burton Hills, Village of Summerwind-Tract 12 as of record in Plat Book 6250, page 811 as amended in Book 6778, page 809 and Book 8936, page 705, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen E. Cox and wife, Jeanette C. Cox by deed dated 8-30-93 from Robert D. French of record in Book 9063, page 51, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 amended in Book 6778, pages 532 and 536, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
5) Declaration of Covenants, Conditions, By-Laws and Restrictions for Burton Hills Village of Summerwind, of record in Book 6778, page 510 amended in Book 6917, page 736, Book 11161, page 719, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
6) Agreement for open space granted to Metro Gov't/Davidson County, Tennessee, as of record in Book 6470, page 383, Book 6655, page 47, Register's Office for Davidson County, Tennessee.
7) Dedication of common area to Burton Hills Village of Summerwind, Inc. of record in Book 6917, page 708, Register's Office for Davidson County, Tennessee.
8) Charter of Incorporation of Burton Hills Village of Summerwind Association, Inc. of record in Book 6778, page 505 amended in Book 6921, page 212, Register's Office for Davidson County, Tennessee.
9) Charter of Burton Hills Homeowner's Association, Inc. in Book 6517, page 505 amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
10) Charter of Burton Hills Recreational Association, Inc. in Book 6517, page 511 as amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
11) All matters appearing on the Plan of Burton Hills Village of Summerwind-Tract 12 of record in Plat Book 6250, page 811, as amended in Book 6778, page 709 and Book 8936, page 705, Register's Office for Davidson County, Tennessee.
12) Easement for drainage of record in Book 8189, page 724, Register's Office for Davidson County, Tennessee.
13) Deeds of Conveyance for water/sewer mains in Book 7240, pages 551, 555, 567, 575, 585, 600, 605, 610 and 615, Book 7275, page 826, Book 7306, pages 127 and 150, Book 7593, pages 531, 535 and 570, Register's Office for Davidson County, Tennessee.
14) All matters shown on Plan of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.