Davidson County DEEDWARR
Recvd: 01/08/04 12:40 2 pgs
Fees:13.00 Taxes:240.50

20040108-0003257

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

X _____
Affiant

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2004

_____
Notary Public

MY COMMISSION EXPIRES 3/25/06

File No. G3-9952D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dharmesh Patel, a married man (NAME)	SAME (NAME)	60-1-91
430 Cornish Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	(CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Isaac Raymond Daniel, Jr. and Mary M. Frizzell and Tammy Joanne Spalding, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dharmesh Patel and wife, Sunita D. Patel, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SITUATED in the Davidson County, Tennessee, as follows:

BEING Lot No. 71 on the Map of Aldrich Heights Subdivision, Section III, as of record in Book 2663, Page 49, Register's Office for said County.

SAID Lot No. 71 fronts 160 feet along a slight curve on the southerly margin of Cornish Drive and extends back between lines 281.6 feet on the easterly line and 242.8 feet on the westerly line, to a deed line, in the rear measuring 109.1 feet thereon.
Being the same property conveyed to Isaac Raymond Daniel and wife, Martha Joann Daniel by deed from George Louis Sanders, Jr. and wife, Mary M. Sanders, dated June 12, 1967, and of record in Book 4140, Page 903, Register's Office of Davidson County, Tennessee.
Also being the same property conveyed to Isaac Raymond Daniel, by QuitClaim Deed of Record in Book 6157, Page 827, dated February 28, 1983, Register's Office for Davidson County, Tennessee.
The said Isaac Raymond Daniel died intestate on August 22, 2003, whose estate is probated in Docket Book 02P-1620, in the Probate Court for Davidson County, Tennessee, leaving his children namely; Isaac Raymond Daniel, Jr., Mary M. Frizzell, and Tammy Joann Spalding, as his only heirs.
Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein. 2004 taxes to be paid by Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved (XX) property, known as 430 Cornish Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of January, 2004.

Isaac Raymond Daniel, Jr. Mary M. Frizzell Tammy Joanne Spalding

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Isaac Raymond Daniel, Jr. and Mary M. Frizzell and Tammy Joanne Spalding, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 5th day of January, 2004.

Commission expires 3/25/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of January, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of January, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282