Davidson County DEEDWARR
Recvd: 04/06/05 10:28 3 pgs
Fees:18.00 Taxes:1831.50
20050406-0037705

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

SPECIAL WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
DHANANJAY, INC 1722 Lockridge Murfreesboro TN 37128	DHANANJAY, INC SAME	43-9/30 & 31

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHANCE LIMITED PARTNERSHIP**, a Tennessee limited partnership, hereinafter referred to as "*Grantors*", have this day bargained and sold, and do hereby transfer and convey unto the said **DHANANJAY, INC.,** a Tennessee corporation, hereinafter referred to as "*Grantee*", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I: Being Lot No. 4 on Block "A", on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for said County.

SAID Lot fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines 150 feet to a dead line, including herein, but to be excluded herefrom is that strip of ground conveyed to the State of Tennessee for the widening of Gallatin Pike, as of record in Book 2494, Page 129, said Register's Office.

Tract II: BEING Lot No. 5 of Block "A" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said County.

SAID Lot No. 5 fronts 54 feet on the easterly side of the Gallatin Road and runs back between parallel lines, with the northerly margin of Lovell Street, 150 feet to a dead line.

Both Tract I and Tract II are part of the property conveyed to the Chance Limited Partnership by deed from Margaret I. Chance, of record in Book 10781, Page 364, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as of record in the Davidson County Register of Deeds Office; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS OUR HANDS this 18 day of March, 2005.

CHANCE LIMITED PARTNERSHIP,
A Tennessee limited partnership

By: Homer E. Chance
HOMER E. CHANCE, *general partner*

By: Margaret I. Chance
MARGARET I. CHANCE, *general partner*

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 495,000.00

Homer E. Chance

Sworn to and subscribed before me on this the 18th day of March, 2005.

Christie G. James
NOTARY PUBLIC

My Comm. Expires: 1/26/08

CHRISTIE G. JAMES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **HOMER E. CHANCE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner of Chance Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he executed the foregoing instrument on behalf of Chance Limited Partnership as the General Partner for the purposes therein contained by signing his name hereto the General Partner.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 28th day of March, 2005.

CHRISTIE G. JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Christie G. James
NOTARY PUBLIC
My Comm. Expires: 1/24/08

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **MARGARET I. CHANCE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner of Chance Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he executed the foregoing instrument on behalf of Chance Limited Partnership as the General Partner for the purposes therein contained by signing his name hereto the General Partner.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 28th day of March, 2005.

CHRISTIE G. JAMES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Christie G. James
NOTARY PUBLIC
My Comm. Expires: 1/24/08

Realprop/rebel.center.warranty.deed