Davidson County DEEDWARR
Recvd: 05/23/05 11:40 2 pgs
Fees:13.00 Taxes:370.00

20050523-0057730

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 25L-05053

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

x Sunil C. Patel
Affiant

Sworn to and subscribed before me on this the 20th day of May, 2005.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires 12-09

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Sunil C. Patel	Same as Owner	018-12-0 086.00
1412 Springfield Highway		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **RONALD E. DENTON a/k/a RONALD ELTON DENTON, SR. and wife, ROSEMARY L. DENTON**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SUNIL C. PATEL and wife, RAJESHWARI S. PATEL**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the old Tenth Civil District of Davidson County, TN, being Lot No. 7, Jackson Park Subdivision of record in Book 6900, Page 430, Register's Office for Davidson County, TN, and more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the East right-of-way of Dickerson Pike and the Southwesterly right-of-way line of CSX Railroad; thence 1 - with the Southwesterly right-of-way line of CSX railroad South 57 deg. 11 min. 15 sec. East 320.67 feet to an iron pin set; thence 2 - with a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320, Page 400 and Deed Book 2273, Page 595, RODC, TN South 7 deg. 08 min. 06 sec. East 50.00 feet to an iron pin set; thence 3 - North 73 deg. 31 min. 09 sec. West 277.42 feet to an iron pin set; thence 4 - with the East right-of-way line of Dickerson Pike North 3 deg. 49 min. 54 sec. West 145.00 feet to the point of beginning and containing 25,008 square feet or 0.574 acre, more or less according to survey dated June 27, 1988 and August 23, 1991, by R. L. Montoya Land Surveyor No. 697.

BEING the same property conveyed to RONALD E. DENTON a/k/a RONALD ELTON DENTON, SR. and wife, ROSEMARY L. DENTON by Deed dated September 12, 1991, and executed by RICHARD C.

BINKLEY and wife, MARGIE H. BINKLEY and recorded in Book 8445, Page 646, Registers' Office for Davidson County, TN.

This property is also known as the Goodlettsville Rent-All Center.

PROPERTY SOLD "AS IS".

This is improved property known as 671 N. Dickerson Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever 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 the 20th day of May, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RONALD E. DENTON
a/k/a Ronald Elton Denton, Sr.

ROSEMARY L. DENTON

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RONALD E. DENTON a/k/a RONALD ELTON DENTON, SR. and wife, ROSEMARY L. DENTON, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 20th day of May, 2005.

CURTIS M. LINCOLN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-22-09