G#19110-3
Box #14A

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$253,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/22/05 09:46 2 pgs
Fees:13.00 Taxes:936.10
20050822-0099507

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ramesh B. Patel **Mita R. Patel**	**NEW OWNER**	**Map 064-08-0-A, Parcel 066co**
1605 Carolwinds Court		
Old Hickory, TN 37138		

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,

W Fred Spears and Cindi A. Spears, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ramesh B. Patel and Mita R. Patel, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Merritt Downs, Section Two, a Planned Unit Development, as of record in Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to W. Fred Spears and Cindi A. Spears, husband and wife, by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, dated January 26, 2005, of record in Instrument No. 20050131-0010787, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Beazer Homes Corp, d/b/a Phillps Builders, a Tennessee corporation, by Warranty Deed from Gilbert S. Merritt, Jr. of record in Instrument No. 20030110-0004711, dated January 8, 2003, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20010604-0057881, and amended and restated in Instrument No. 20010702-0069864, and supplemental to add Section Two, of record in Instrument No. 20040330-0035673, said Register's Office; By-Laws of record in Instrument No. 20010608-0060786, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

*** SEE PAGE TWO FOR LEGAL DESCRIPTION CONTINUATION**

This is Improved (_X__) Unimproved (____) property, known as: **1605 Carolwinds Court, Old Hickory, TN 37138**

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 convenant 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 **19th** day of **August, 2005.**

W. Fred Spears
W. Fred Spears

By: Steve Arthur, Atty-in-Fact
Steve Arthur, Attorney-in-Fact

Cindi W. Spears
Cindi W. Spears

By: Steve Arthur, Atty-in-Fact
Steve Arthur, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Steve Arthur,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **W.Fred Spears and Cindi A. Spears,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said W. Fred Spears and Cindi A. Spears for the purpose therein contained, by signing the name of W. Fred Spears and Cindi A. Spears by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, **2004.**

Sharon S Patterson
Notary Public

SHARON S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-19-08

*** Legal Description Continuation from page one.**

This instrument is being executed in behalf of W. Fred Spears and Cindi A. Spears, pursuant to a Power of Attorney executed by same on the 12th day of August, 2005, of record in Instrument No.
_____ Register's Office for Davidson County, Tennessee.

20050822-0099506