Davidson County DEEDWARR
Recvd: 03/29/06 10:21 2 pgs
Fees:13.00 Taxes:973.10

20060329-0035548

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN00594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 24th day of March, 2006

Notary Public

MY COMMISSION EXPIRES: 11-25-07

BARBARA SHORT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harshilia Patel **5813 Nolensville Pike** **Nashville, TN 37211**	**New Owner**	**161-00-0-186.00**

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,

Jaxon Enterprises, Inc.

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

Harshila Patel and husband, Rajni Patel and Kunal Patel, unmarried

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:

Being a tract of land located in the First Civil District of Nashville, Davidson County, Tennessee, fronting 122.85 feet on the West side of Nolensville Pike and bounded on the South side by the Tennessee Valley Authority Right of way and being Lot No. 2 on the Resubdivision of Reserve Parcel "B" of Brentwood East Commercial Park, as shown on plat of record in Plat Book 5210, page 79, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a monument in the West margin of Nolensville Pike, said monument being the Southeast corner of the tract herein described; thence with the TVA's North right of way line S. 80 deg. 58 min. W, 141.88 feet to a monument; thence continuing with the TVA's right of way line N. 69 deg. 02 min. W, 53.91 feet to an iron pin; thence leaving the TVA's right of way line and continuing N. 4 deg. 58 min. W, 109.34 feet, passing thru an ingress-egress utility easement, to an iron pin; thence N. 85 deg. 02 deg. E, 190.00 feet to an iron pin in the West margin of Nolensville Pike; thence with said margin of Nolensville Pike S. 4 deg. 58 min. E, 122.85 feet to the point of beginning, containing 0.55 acre, more or less.

Being the same property conveyed to Jaxon Enterprises, Inc., by Deed from Raymond L. Danner, U. Grant Browning and G.T. Scott, Jr., as tenants in common, dated 5-8-87 and recorded 5-12-87 in Book 7234, page 138, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 5210, page 79; Easement for pumping station of record in Book 5087, page 360; and Easement for sewer of record in Book 5312, page 489, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **5813 Nolensville Pike, Nashville, TN 37211**
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. 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 our hands this 24th day of March, 2006.

Albert S. Jackson, President by Rose G. Jackson, Attorney In Fact

Jaxon Enterprises, Inc.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaxon Enterprises, Inc. 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 at _____, Tennessee, this 30th day of March, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____
and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____
and _____respectively of the _____
the within named bargainor, and corporation, and that _____ as such _____
and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of_____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of March, 2006, before me personally appeared Rose G. Jackson to me known to be the person who executed the foregoing instrument in behalf of Albert S. Jackson, President as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Albert S. Jackson, President.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of March, 2006.

Commission Expires:_____

_____
Notary Public

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE