WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$176,900.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2006.

My Commission Expires March 20, 2010

Notary Public

My commission expires:

(AFFIX SEAL)

GARY MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dilip L. Patel **Tarla D. Patel**	**SAME as new owner**	**98-5-a-12CO**
5632 ChestnutwoodTrail	Davidson County DEEDWARR Recvd: 05/08/06 15:02 2 pgs Fees:13.00 Taxes:654.53	
Hermitage, TN 37076	20060508-0053582	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eric C. Fowlie, a married person

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

Dilip L. Patel and Tarla 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Revision One, Section Five, Hampton Hall of record in Inst. No. 200007280074425, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric C. Fowlie, an unmarried person, by Deed from Beazer Homes Corp., DBA Phillips Builders dated November 16, 2001 of record in Inst. No. 20011127-0129099, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **5632 ChestnutwoodTrail, Hermitage, TN 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **1st** day of **May, 2006.**

Eric C. Fowlie

Eric C. Fowlie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AND ALLISON L. FOWLIE

Personally appeared before me, a Notary Public of said County and State, **Eric C. Fowlie, a [redacted] married person,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **May, 2006.**

_____
Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010