Davidson County DEEDWARR
Recvd: 07/31/06 13:22 3 pgs
Fees:18.00 Taxes:1424.50

20060731-0092368

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Hatem Ibrahim et ux	New Owner	Map: 106
815 Murfreesboro Rd		Parcel: 25.00
Nashville, TN 37217		26b 12485

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sanjay D. Patel** (The "Grantor") has bargained and sold, and by thee presents does transfer and convey until **Hatem Ibrahim and wife, Maria F. Delfs** (The "Grantees"), their heirs and assigns, the tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 2 as shown on the Final Plat for Naranji V. Patel, et ux of record as Instrument No. 20051021-0127329 Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Sanjay D. Patel by deed of record in Instrument Number 20030819-0120169, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years, the payment of which is assumed by Grantees.
2. All matters of record in plat recorded in Instrument Number 20051021-0127329, said Register's Office.
3. Easement for ingress/egress of record in Book 4137, page 316, Book 5768, page 503 and Book 8098, page 832, said Register's Office.
4. Terms and conditions of lease of record in Book 7585, page 407, said Register's Office.
5. Storm Drainage Easement of record in Book 3671, page 21, said Register's Office.
6. No fence shall be erected along the east or south side of the property line of Lot 2 so as to impede access to Lot 1 as designated on the survey of Land of Design Surveying dated July 28, 2005. This restriction shall bind our heirs and assigns and shall run with the land.
7. The parties acknowledge that Grantor currently have two (2) signs and advertising the Days Inn Motel located on Lot 1 of the Land Design Survey, which signs are located on Lot 2. The Grantor shall retain an easement on Lot 2 for the benefit of the Grantor and his heirs and assigns for the use of these signs at no charge to Seller.
8. The Grantor has one hundred twenty (120) days after closing to install a utility meter to monitor utility usage for the large Days Inn sign located on Lot 2. The utility usage for the smaller Days Inn sign will continue with Lot 2 at no charge to Grantor and his heirs and assigns.

9. There is a thirty (30) foot driveway access easement along the east boundary line of Lot 2 for the joint and mutual benefit of the owners of Lot 1 and 2. Grantor will be responsible for maintenance/repairs on this thirty (30) foot easement along the east boundary line of Lot 2.

10. (A) No hotel to be built on the Lot 2 property; (B) No second floor addition to the existing structure on Lot 2; (C) No new structure built on Lot 2 may be more than one story. These restrictions shall bind our heirs and assigns and shall run with the land.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed thie 18th day of July, 2006.

Sanjay D. Patel

Sanjay D. Patel

This is improved property commonly known as 819 Murfreesboro Road, Nashville, Tennessee 37217

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 385,000.00.

Affiant

Subscribed and sworn to before me this 18th day of July, 2006.

Notary Public

My Commission Expires: May 30, 2007

LEIGH FRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sanjay D. Patel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he executed the foregoing instrument for the purposes therein connected.

WITNESS my hand and official seal in Nashville, Tennessee, this 18th day of July, 2006.

My Commission Expires: May 30, 2007

Notary Public

