THIS INSTRUMENT PREPARED BY:
Burkhalter & Moser, P.C.
1230 2nd Avenue South
Nashville, Tennessee 37212

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:
Jaimin C. Patel and Sima Patel
Bijal Patel and Ankur Patel
2020 Beech Avenue, C-2
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map105-10-0-A
Parcel 300

THIS INDENTURE, made this the 22nd day of August, 2006, between **Charles Kendrick Watts, Jr.**, ("Grantor"), and **Jaimin C. Patel and Sima Patel, Husband & Wife, and Bijal Patel, a married person and Ankur Patel, a married person** ("Grantees").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS ($10.00) and other good and valuable consideration to us in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-2 OF THE BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED FOR BEECHTREE CONDOMINIUMS, OF RECORD IN BOOK 11174, PAGE 284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 11174, PAGE 328, AMENDED IN BOOK 11680, PAGE 193, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF BEECHTREE CONDOMINIUMS, AS SHOWN ON THE EXHIBIT "E" TO THE MASTER DEED, OF RECORD IN BOOK 11174, PAGE 284, AS AMENDED IN BOOK 11680, PAGE 193, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHARLES KENDRICK WATTS, JR. BY WARRANTY DEED FROM RICARDO L. RODRIGUEZ AND EDITH RODRIGUEZ, HUSBAND AND WIFE, OF RECORD UNDER THE INSTRUMENT NO. 20060328-0035273, AT SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 11174, PAGE 328; BOOK 11174, PAGE 284; BOOK 11680, PAGE 193; BOOK 11163, PAGE 16; BOOK 11174, PAGE 326 and INSTRUMENT NO. 20041230-0155036, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Davidson County DEEDWARR
Recvd: 08/24/06 09:27 2 pgs
Fees:13.00 Taxes:444.00
20060824-0104277

This improved property known as 2020 Beech Avenue, C-2, Nashville, TN 37204.

TO HAVE AND TO HOLD THE said premises to the said Grantees their heirs and assigns forever. And said Grantor, for his and for his heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2006, which are to be prorated between the Grantor as of the date of closing, the payment of which is assumed by the Grantees; and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description. Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hands, and seals this the 23rd day of August, 2006.

Charles Kendrick Watts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Kendrick Watts, Jr., the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in DAVIDSON County, this 23rd day of August, 2006.

ERIN O. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual value or consideration, whichever is greater, for the transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this 22 day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.