WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Said Mohammed	SAME AS NEW OWNER	MAP 60-15
2326 Una Antioch Pike (NAME)	(NAME)	
~~2706 Dickerson Road~~		PARCELS 12 AND
Antioch, TN (ADDRESS) 37013	(ADDRESS)	
~~Nashville, TN 37207~~		13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kiran J. Patel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Said Mohammed and wife, Nejatte Ahmed

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:

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 3 and 9 and all of Lot No. 4 on the Plan of the Subdivision of the Len K. Hart Property, as of record in Book 421, Page 16, Register's Office for said County, as follows:

Beginning on the westerly margin of Dickerson Pike, as widened, at the northeast corner of the property conveyed to Clifton E. Minton and wife, by deed from Grady Minton, as of record in Book 3300, Page 245, said Register's Office; thence with said Minton's northern boundery line, westerly 66 feet to said Minton's northwest corner; thence with said Minton's western boundary line, southerly 50 feet to a point in the line between Lots 2 and 3 on said Plan; thence with the line between said two lots, westerly 289 feet to a point in the eastern boundary line of Lot No. 9 on said Plan; thence westerly 100 feet to a point in the line between Lots Nos. 9 and 10 on said Plan; thence with the line between said two lots northerly 200 feet; thence South 78 degrees East 455 feet to the westerly margin of Dickerson Pike; thence with the same, southerly 150 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of the Len K. Hart property, as of record in Book 421, Page 16, Register's Office for said County, described as follows:

Beginningat point on the westerly margin of Dickerson Road as widened, the same being the common corner of Lots Nos. 2 and 3 in said Subdivision; thence

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2706 Dickerson Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of August 2006

Kiran J. Patel
Kiran J. Patel
By: Deanie L. Gregory
His Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 08/28/06 13:57 3 pgs
Fees:18.00 Taxes:444.00

20060828-0106064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kiran J. Patel

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of August, 2006.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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 _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of August, 2006, before me personally appeared Deanie L. Gregory, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kiran J. Patel, and acknowledged that she executed the same as the free act and deed of the said Kiran J. Patel.

Witness my hand and official seal at office at Madison, Tennessee, this the 25th day of August, 2006.

Sandy Balent

Notary Public

My commission expires:

MY COMMISSION EXPIRES 1/23/2010

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

westwardly with the dividing line between Lots Nos. 2 and 3, 66 feet to a point; thence northwardly and parallel with the westerly margin of Dickerson Road 50 feet to a point; thence eastwardly and parallel with the dividing line between Lots Nos. 2 and 3, 66 feet to a point in Dickerson Road as widened; thence southwardly with the westerly margin of Dickerson Road as widened 50 feet to the point of beginning.

Being the same property conveyed to Kiran J. Patel and Suryakant N. Patel by Installment Deed from Carl L. Tomlin and wife, Hazel C. Tomlin of record in Book 6110, Page 624, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kiran J. Patel by Quitclaim Deed from Suryakant N. Patel of record in Book 6633, Page 748, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF the Subdivision of the Len K. Hart Property of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee, and further subject to the Right-of-Way of Dickerson Road, as widened.