Davidson County DEEDWARR
Recvd: 01/08/08 13:43 5 pgs
Fees:28.00 Taxes:1665.00
20080108-0002343

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1320 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Dharmesh Patel, et ux 1516 Hampton Street Nashville, Tennessee 37207	**SAME**	**Map** 071-02-0 **Parcel No.** 006.01 & 006.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ramesh Surati and wife, Ranjana Surati**, (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Dharmesh Patel and wife, Sunita Patel** (herein referred to as "Grantees"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 2420 and 2422 Brick Church Pike Nashville, TN 37207:

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

Grantors covenant with the Grantees that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which the Grantees have assumed.

Grantors further covenant with the Grantees and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 3rd day of January, 2008.

GRANTORS:

Ramesh Surati - Ranjana Surati

Ramesh Surati by Ranjana Surati,
his Attorney-in-Fact

Ranjana Surati

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me, 3rd day of January, 2008.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Ranjana Surati, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Ramesh Surati, the maker (or a constituent of the makers) and is authorized by the maker (or by their constituent, the constituent being authorized by the maker), to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 3rd day of January, 2008.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ranjana Surati, 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, this the 3rd day of January, 2009.

Notary Public

My Commission Expires:

3-21-09

(SEAL)

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LAND in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of William E. Jones Tract of Land, of record in Book 21, Page 71, Register's Office for Davidson County, Tennessee, described as follows:

TRACT I: 2420 Brick Church Pike Map 73-02 Par. 6.01

BEGINNING at a corner of a stone fence in the westerly margin of Brick Church Pike, said corner lying in the line between Lots Nos. 3 and 4 on said plan, said corner also being at the northwest intersection of said Pike and a 10 foot alley; thence with the westerly margin of said Pike and along a stone fence, N 17° 30' W, 98.7 feet to a spike in the center line of a drive; thence S 76° 45' W, 150 feet to an iron pin; thence S 17° 30' E, passing the northeast corner of the property conveyed to George T. Ellithorpe and wife, by deed from L. B. Jones and wife, of record in Book 2928, Page 422, said Register's Office, at 31 feet and continuing with said Ellithorpe's easterly line, in all 98.7 feet to the line between said Lots Nos. 3 and 4, which is also the northerly margin of a 10 foot alley; thence with the line between said Lots Nos. 3 and 4 and along the northerly margin of a 10 foot alley, N 76° 45' E, 150 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PART OF THE PROPERTY CONVEYED to Metropolitan Government for Nashville/Davidson County, Tennessee, by Deed of record in Book 9834, Page 268, said Register's Office, containing 1,529 square feet, according to the description.

Included in this conveyance is a permanent easement as described in Deed of record in Book 9834, page 268, Register's Office for Davidson County, Tennessee.

TRACT II: 2422 Brick Church Pike Map 73-02 Par. 6.00

LAND in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being parts of Lot No. 4 on the Plan of William E. Jones Tract of Land, of record in Book 21, Page 71, Register's Office for Davidson County, Tennessee, described as follows:

Parcel 1:

BEGINNING at a fence corner in the westerly margin of Brick Church Pike, said fence corner lying in the southerly line of the property conveyed to George Thomas Shumate, et al, by deed from John C. Shumate and wife, of record in Book 2803, Page 95, said Register's Office; thence with said Shumate's southerly line, S 76° 45' W, 150 feet to an iron pin; thence S 17° 30' E, 94 feet to an iron pin; thence S 17° 30' E, 94 feet to an iron pin; thence N 76° 45' E, 150 feet to a spike in the center line of a drive in the westerly

margin of said Pike; thence with the westerly margin of said Pike and along a stone fence, N 17° 30' W, (corrected from N 17° 30' E) 94 feet to the beginning.

Parcel 2:

BEGINNING at an iron pin in the southerly line of the property conveyed to George Thomas Shumate, et al by deed from John C. Shumate and wife, of record in Book 2803, Page 95, said Register's Office; said iron pin lying S 76° 45' W, 150 feet along said Shumate's southerly line from the westerly margin of Brick Church Pike; thence with said Shumate's southerly line, S 76° 45' W, 1,219.5 feet, more or less, to the westerly line of said Lot No. 4; thence with the westerly line of said Lot No. 4, S 24-3/4° E, 11.68 poles to the west common corner of Lots Nos. 3 and 4 on said plan; thence with the line between said Lots Nos. 3 and 4, N 76- 3/4° E, 1,037.95 feet, more or less, to the southwest corner of the property conveyed to George T. Ellithorpe and wife, by deed from L. B. Jones and wife, of record in Book 2928, Page 422, said Register's Office; thence with said Ellithorpe's westerly line north 25° 15' W, 69.7 feet to said Ellithorpe's northwest corner; thence with said Ellithorpe's northerly line, N 76° 45' E, 151 feet to an iron pin in said Ellithorpe's northeast corner; thence N 17° 30' W, (corrected from N 17° 30' E) 125 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PART OF THE PROPERTY CONVEYED to Metropolitan Government for Nashville/Davidson County, Tennessee, by Deed of record in Book 9834, Page 286, said Register's Office, containing 1,455 square feet, according to the description.

Included in this conveyance is a permanent easement as described in Deed of record in Book 9834, page 286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramesh Surati and wife, Ranjana Surati by deed from William K. Sandy and wife, Carroll Ann Sandy, of record in Book 11049, Page 432, Register's Office for Davidson County, Tennessee.