THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
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R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Himanshu Patel	New Owner	MAP 120-1
5404 Barton Vale Drive		PARCEL 160
Nashville, TN 37211		
(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, **W. Lambeth Lester, Trustee of the Revocable Trust Agreement of W. Lambeth Lester dated August 24, 1994 and Pattie F. Lester, Trustee of the Revocable Trust Agreement of Pattie F. Lester dated August 24, 1994**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Himanshu Patel and wife, Manisha 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. 6 on the Plan of Resubdivision of Lot 2, The Oaks, of record in Plat Book 4660, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Pattie F. Lester, Trustee of the Revocable Trust Agreement of Pattie F. Lester, dated August 24, 1994, as to an undivided one-half (1/2) interest by Quitclaim Deed dated May 24, 1995 from Pattie F. Lester, a married person of record in Book 9827, page 347, Register's Office for Davidson County, Tennessee and being the same property conveyed to W. Lambeth Lester, Trustee of the Revocable Trust Agreement of W. Lambeth Lester, dated August 24, 1994, as to an undivided one-half (1/2) interest by Quitclaim Deed dated May 24, 1995 from W. Lambeth Lester, being one and the same person as William L. Lester, a married person of record in Book 9827, page 351, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1164 Murfreesboro Pike, Nashville, TN 37217.**

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 our hand(s) this the 22nd day of January, 2008.

Revocable Trust Agreement of Pattie F. Lester and W. Lambeth Lester dated August 14, 1994

Pattie F. Lester, Trustee

Pattie F. Lester, Trustee

Pattie F. Lester, Individually

W. Lambeth Lester, Trustee

W. Lambeth Lester, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Pattie F. Lester and W. Lambeth Lester** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Revocable Trust Agreement of Pattie F. Lester and W. Lambeth Lester dated August 24, 1994** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by s gning the name of the Trust, by the said **Pattie F. Lester and W. Lambeth Lester** as such **Trustees**.

Witness my hand and seal this the 22nd day of January, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Pattie F. Lester** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of January, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **W. Lambeth Lester** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of January, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN