Davidson County DEEDWARR
Recvd: 02/26/08 09:33 2 pgs
Fees:13.00 Taxes:943.50
20080226-0018608

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

R. Kirkland Moser
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2008

M. Alanee O. Spence
NOTARY PUBLIC

My Commission Expires: PUBLIC 1-19-2011

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BHUPAT MEHTA 6329 Robertson Ave (NAME) Nashville, TN 37209 (ADDRESS) (CITY) (STATE) (ZIP)	SAME (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	Map:81-11-213 Parcel: Map: 81-11-215 Parcel: Map: Parcel:

FILE # 08020134

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROSA S. SHIM , a single person , Also Known As ROSA SHIM JOHNSON, ROSE S. SHIM, ROSE S. SHIM JOHNSON and ROSA S. JOHNSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BHUPAT MEHTA

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract I
Land in Davidson County, Tennessee, being part of Lot No. 357 in McGavock, Wetmore & Others' Second Addition to Nashville, of record in Book 21, page 41, Registers Office for said County, and described as follows:

Beginning at the southeast corner of Buchanan Street; formerly the Hydes Ferry Pike, and 17th Avenue North., formerly James Street. being the Northwest corner of said Lot No. 357; thence with the South margin of Buchanan Street eastwardly 100 feet to the Northwest corner of part of said lot formerly owned by Fred Hardel, which was conveyed to him by deed of record in Book 91, page 310, said Register's Office; thence with Hardel's west line as established by a quitclaim recorded in Book 231, page 115, said Register's Office, southwardly to the Northeast corner of a part of said lot conveyed by J. M. Tritschler and wife, to Westfield and wife, by deed of record in Book 231, page 167, said Register's Office; thence with said Westfield's North line and with the South line of part of said Lot No. 357, conveyed by H. Westfield and wife, to J. M. Tritschler, by deed of record in Book 545, page 643, said Register's Office, westwardly 120 feet to the East margin of said 17th Avenue North; thence with the East margin of said Avenue Northwardly 146 feet to the beginning.

Tract II
Being the southerly part of Lot No. 357 on D. T. McGavock's Addition as of record in Book 21, page 41, Register's Office for said County and described according to a survey of James A. Hamilton, Jr. Surveyor, dated May 19, 1961, as follows:

Beginning at an iron pin in the easterly margin of 17th Avenue North, at the corner of Lots Nos. 357 and 358; thence easterly with the dividing line between said lots, 170 feet to an iron pin in the westerly margin of an alley; thence with said alley in a northerly direction 20.95 feet to an iron pin; thence in a southwesterly direction 170.75 feet to an iron pin in the easterly margin of 17th Avenue North; thence southerly with the margin of said Avenue 57 feet to the point of beginning.

Tract III:
Beginning at an iron pin in the northerly margin of 17th Avenue North at the corner of Lot No. 357; thence easterly along a line 89 feet to a point; thence westerly 89.3 feet to an iron pin at the northerly margin of 17th Avenue North; thence southerly with the margin of said Avenue, 8 feet to the point of beginning.

Being the same property conveyed to ROSA S. SHIM, UNMARRIED, by deed from RAMON S. HARRIS AND THEODORE H. LENOX, JR., of record in Book 9186, page 930, dated November 22, 1993, said Register's Office.

This is unimproved/improved property known as 1613 BUCHANAN STREET, Nashville, Tennessee and 1746 17th Avenue North, Nashville, Tennessee.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 22nd day of February, 2008

ROSA S. SHIM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROSA S. SHIM the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 22nd day of February, 2008.

NOTARY PUBLIC

My Commission expires:

MELANIE A. SPENCER NOTARY PUBLIC DAVIDSON COUNTY, TENN.