Davidson County DEEDWARR
Recvd: 05/09/08 11:33 3 pgs
Fees:18.00 Taxes:1480.00
20080509-0048223

THIS INSTRUMENT PREPARED BY:
Amy L. Wood, Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

RETURN TO:
Amy L. Wood, Esq.
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Rachel L. Powers
Affiant

SUBSCRIBED AND SWORN to before me, this 1st day of May, 2008.

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: COMMISSION EXPIRES 01/03/2011

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Melad and Kathy Sawiers 2916 Harbor Lights Dr. Nashville, TN 37217	Melad and Kathy Sawiers 2916 Harbor Lights Dr. Nashville, TN 37217	Map/Parcel 133/105.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Four Hundred Thousand and No/100 ($400,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Arvind K. Patel, and wife Nayna A. Patel ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Melad D. Sawiers and wife, Kathy Sawiers ("Grantees"), their successors and assigns, all of their rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 2, WALLACE COMMERCIAL Subdivision, as shown on plat of record in Plat Book 4470, Page 163, in the Register's Office, Davidson County,

Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arvind K. Patel and wife, Nayna A. Patel by Deed from Nuyens Family, L.P., a Tennessee Limited Partnership, recorded on the 10th day of June, 2002 in Instrument No. 20020610-0070522, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO County of Davidson taxes for the year 2008 and thereafter, not yet due and payable; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALLACE COMMERCIAL SUBDIVISION, as recorded in Plat Book 4470, Page(s) 163; and easement to Southern Bell and Telegraph, recorded in Book 1298, Page 488, Register's Office of Davidson County, 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 successors and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantors covenant with Grantees that Grantors will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 1st day of May, 2008.

GRANTORS:

ARVIND K. PATEL

NAYNA A. PATEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, ARVIND K. PATEL , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2008.

Notary Public

My commission expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, NAYNA A. PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2008.

Notary Public

My commission expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN