Davidson County DEEDWARR
Recvd: 05/15/08 16:18 2 pg
Fees:13.00 Taxes:1560.94

20080515-0050233

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45721 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,875.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Housing Solutions	SAME AS NEW OWNER	106-1-55
411 Murfreesboro Road		
Nashville, TN 37210		

FOR AND IN 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, I/WE,

Kisan, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Housing Solutions

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 the Northerly part of Lot No. 3 and a triangular piece off of the easterly side of Lot 4 on the Map of J. T. Patton's lot as of record in Book 155, page 252, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, dated September 15, 1949, as follows:

BEGINNING on the southerly margin of Elm Hill Pike, 7 feet 2 inches west of the line between Lots Nos. 3 and 4 on said plan; thence with the southerly margin of said Pike eastwardly 64 feet 4 inches to the line between Lots Nos. 2 and 3 on said plan; thence along said line southwardly 183 feet to a point; thence westwardly and parallel with Murfreesboro Road 60 feet 5 inches to a point; thence northwardly 165 feet 4 inches to the beginning.

BEING the same property conveyed to Kisan, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mahesh Patel, now known as Mahesh Kisan, of record in Instrument Number 20040325-0033681, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 811 Elm Hill Pike, Nashville, Tennessee 37210

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/our____ hand(s)_____this 15th day of May, 2008

KISAN, LLC

BY: _____
MAHESH KISAN, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid personally appeared MAHESH KISAN **, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the** CHIEF MANAGER **of KISAN, LLC, a Tennessee Limited Liability Company and that he as such** CHIEF MANAGER **, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as** CHIEF MANAGER

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of May, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.