RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 09/02/08 09:42 2 pgs
Fees:13.00 Taxes:647.50
20080902-0089297

WARRANTY DEED

JANE GRAZER 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 $175,000.00 M. V. Patel

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIKINBHAI U. PATEL et ux 5604 Craftwood Court Antioch, Tennessee 37013	Same as new owner	MAP 183-05-0-A-259.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 ($175,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PAULA M. DEMBY, a single person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MIKINBHAI U. PATEL and SONIA M. DESAI, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 453 on the Plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument No. 20000907-0088379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Paula M. Demby, a single person by Warranty Deed dated March 27, 2003 from H&J Construction, a Sole Proprietorship, of record in Instrument No. 20030402-0043163, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 5604 Craftwood Court, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Instrument No. 20000907-0088379; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 22nd day of August, 2008.

Paula M. Demby

PAULA M. DEMBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **PAULA M. DEMBY**, 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 seal, this the 22nd day of August, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.