Davidson County DEEDWARR
Recvd: 09/16/08 16:03 2 pg
Fees:13.00 Taxes:1214.06

20080916-0094799

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45837 FILE BOX #77

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,125.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

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	106-1-57
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 the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of J. T. Patton's lot, not of record, described as follows:

BEGINNING at a point on the northeasterly margin of the Murfreesboro Road, at the southeast corner of Lot No. 4 on said plan; thence along the northeasterly margin of the Murfreesboro Road, southeastwardly 50 feet; thence northeastwardly 150 feet; thence northwestwardly 50 feet to the easterly line of said Lot No. 4; thence with said line, southwestwardly 150 feet to the beginning.

BEING part of 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 and being the same property conveyed to Mahesh Patel by Warranty Deed from Budslick Enterprises, a Tennessee General Partnership composed of Paul Budslick, Mary L. Budslick, Paul L. Budslick, and Katherine Budslick, of record in book 8639, page 331, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as Tract III, 420 Murfreesboro Road, Nashville, TN 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 its hand(s) this 15th day of September, 2008

KISAN, LLC

BY: _____
MAHESH KISAN, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared MAHESH KISAN, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the KISAN, LLC the within named bargainor, and corporation, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MAHESH KISAN, as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of September, 2008.

_____
Notary Public

My Commission Expires: 7/24/2010

