WARRANTY DEED

AT-20090093

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of April, 2009.

Notary Public

(Affix Seal)

My Commission Expires: 9/26/2011

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ratilalbhai G. Patel and Divyesh R. Gopal	New Owner	081.04-0-037.00
0 French Landing Drive, Lot 21-B	"	
Nashville, TN 37228	"	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James A. Torino and Barbara I. Torino**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ratilalbhai G. Patel and Divyesh R. Gopal**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being a parcel of land in Nashville, 'First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located at the northwest intersection of Dominican Drive and French Landing Drive being property conveyed to Metro Center Holdings, Inc., by deeds of record in Book 8321, Page 668, R.O.D.C., being Lot No. 2, on the Second Re-subdivision of Lot 2, Metro Center' Tract 21B, of record in Book 7900, page 724, said Register's Office; and. being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Dominican Drive in' the southwest corner of the subdivision plat of the Re-subdivision' of Lot 2 Metro Center 2IB of record in Plat Book, 7900, Page 724, R.O.D.C., said point also being approximately 214 feet west of the intersection of Dominican Drive and French Landing Drive; .

THENCE, along the easterly line of property conveyed to Exxon Corporation of record in* Book 5347, Page 84, R.O.D.C., N 15° 32' 32" W,.179.68 feet to a point;

THENCE, along the southerly line of property conveyed to Metro Dee Partners of record in Book 8358, Page 241, R.O.D.C., N 87° 53' 27" B, 6.12 feet to a PK nail;

THENCE, along the easterly fine of said Metro Dee Partners property, N 02° 01' 40" W, 274.73 feet to an iron rod found;

THENCE, along the easterly line of property conveyed to Himanshu V. Patel of record in Book 9937, Page 1'60, R.O.D.C., N 03° 54' 33" W, 82.00 feet to an iron rod;

THENCE, along the southerly line of property conveyed to RTM Development company of record in Book 10511, Page 861, R.O.D.C., N 860 05' 27" E, 86.44 feet to an iron rod in the westerly right-of-way line of French Landing Drive;

THENCE, along said right-of-way S 15° 27' 39" E, 458.34 feet to a point, and the beginning of a curve to the right;

THENCE, with said right-of-way along said curve 78.47 feet to a point in the northerly right-of-way of Dominican Drive, said curve having a central angle of 89° 55' 04", a radius of 50.00 feet, a tangent of 49.93 feet and a chord of S 29° 29' 54" W, 70.66 feet;

THENCE, along said right-of-way S 74° 27' 28" W, 120.71 feet to the point of beginning.

Described according to a survey prepared May 25, 1999, by Wendell H. Talley, Sr., License No. 785, Barge, Waggoner, Suniner and Cannon, Inc.

Being the same property conveyed to James A. Torino and Barbara I. Torino from Michael K. Bodden and wife, Kala N. Bodden by Quitclaim Deed dated October 29, 2008 and recorded November 3, 2008 in Instrument #20081103-0109436. Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20090030055 DEEDWARR
Recvd: 05/06/09 11:42 2 pgs
Fees:13.00 Taxes:2497.50
20090506-0041607

~~( ) unimproved~~

This is (X) ~~improved~~ UNIMPROVED property know as 0 French Landing Drive, Lot 21-B, Nashville, TN 37228.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 28th day of April, 2009

James A. Torino

Barbara I. Torino

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named James A. Torino and Barbara I. Torino, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 28th day of April, 2009.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY