WARRANTY DEED

B-JS-09-3200

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANJAY G. PATEL	TOWER MORTGAGE CORPORATION	
3200 LONG BOULEVARD, UNIT 1 (ADDRESS)	5880 CLEVELAND AVENUE (ADDRESS)	
NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	COLUMBUS, OH 43231 (CITY) (STATE) (ZIP)	104-023A-001.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN S. HOKE, SR. AND WIFE, SARA-LOUISE M. HOKE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANJAY G. PATEL, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 OF THE 3200 LONG BOULEVARD TOWNHOMES, A CONDOMINIUM, A SET FORTH IN THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050209-0015285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN AS PART OF EXHIBIT "E-1" OF SAID MASTER DEED, UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET. SEQ.

BEING THE SAME PROPERTY CONVEYED TO JOHN S. HOKE, SR. AND WIFE, SARA-LOUISE M. HOKE BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200512010144588 ON 11/28/2005 AND FILED FOR RECORD ON 12/01/2005, AS RE-FILED 12/07/2005 IN INSTRUMENT 200512070147412, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN MASTER DEED OF RECORD IN INSTRUMENT 200502090015285, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3200 Long Boulevard, Unit No. 1, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090032972 DEEDWARR
Recvd: 05/19/09 13:46 2 pgs
Fees:13.00 Taxes:856.55
20090519-0046091

Witness my/our hand(s) this 15th day of May, 2009.

John S. Hoke, Sr.

Sara-Louise M. Hoke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John S. Hoke, Sr. and Sara-Louise M. Hoke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903