Prepared by:
Mail to: HOMEBERT
Waller, Lansden, Dortch & Crawford
2300 Third National Bank Tower
Nashville, Tennessee 37219

BOOK 5240 PAGE 649

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-15 90	Mr/Mrs Desh R. Duseja	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-58630		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN-5-78	CONV	58,500.00		
JAN-5-78	S'TAX		B* 152.10	
JAN-5-78	PR'FEE		B* .50	
JAN-5-78	W'DEED		B* 4.00	* 156.60

DONALD J. KIEFER and wife, JEAN E. KIEFER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DESH R. DUSEJA and wife, LATA DUSEJA

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 and 70, described as follows:

BEGINNING on the southerly margin of Percy Warner Boulevard, at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 138.6 feet; thence eastwardly 150.77 feet to the westerly margin of an unnamed street; thence with the same northwardly 96.7 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwestwardly 38.08 feet to the southerly margin of Percy Warner Boulevard; thence with the same westwardly 105 feet to the beginning.

Being the same property conveyed to Donald J. Kiefer and wife, Jean E. Kiefer, by deed from Phyllis S. Newmark, as of record in Book 4423, page 160.

This conveyance is made subject to restrictions in Book 4025, page 420.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of December 1977.

Donald J. Kiefer

Jean E. Kiefer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Donald J. Kiefer and wife, Jean E. Kiefer

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of December, 1977.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 58,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1978

MY COMMISSION EXPIRES: My Commission Expires Feb. 25, 1981 (SEAL)

Notary Public

ALBERTA D. RISNER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Loan# 553,800-2
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM

DONALD J. KIEFER AND WIFE

TO

DESH R. DUSEJA AND WIFE

E 44891

IDENTIF. REFERENCE

JAN 5 3 01 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public