BOOK 5339 PAGE 840

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF September 1978

Notary Public

MY COMMISSION EXPIRES: 7/14/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, 2108 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anil Gupta (NAME)	Home Federal (NAME)	83-5-289
1207 Stratton Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, WE, Linda Mason Unkenholz, Ronald K. Nevin, Conservator for Louise Daugherty, and Kenneth Johnson, Administrator, Estate of Geneva Clardy Fluty HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anil Gupta

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:

Lot No. Five (5) of Block "A" in F. O. Beazley's Addition to East Nashville, a plan of which is recorded in Book No. 57, Page No. 85, Register's Office of Davidson County, Tennessee.

Said Lot No. Five (5) fronts fifty (50) feet on the north side of Stratton Avenue, and extends back between parallel lines one hundred seventy (170) feet to an alley.

Being the same property conveyed to Geneva Clardy Fluty by deed from the Prudential Insurance Company of America, of record in Book 1049, Page 648, said Register's Office.

Being the same property conveyed to William Fluty and wife, Geneva Clardy Fluty by deed from Geneva Clardy Fluty and Reau E. Folk, Jr., trustee, of record in Book 3098, Page 168, said Register's Office.

Being the same property ordered to be sold by the grantors to settle the estate of Geneva Clardy Fluty, by order of the Second Circuit Court for Davidson County, Tennessee of record in Minute Book 116 C, Page 2334, and Minute Book 117 A, Page 6, said Circuit Court Clerk's Office.

This is unimproved ( ) improved (x) property, known as 1207 Stratton Avenue, Nashville, Tennessee 37206
(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 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 ours hands this 19th day of September, 19 78

Linda Mason Unkenholz
LINDA MASON UNKENHOLZ

Ronald K. Nevin
RONALD K. NEVIN, CONSERVATOR FOR LOUISE DAUGHERTY

K. Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ronald K. Nevin, a Notary Public in and for said County and State, the within named L. Kenneth Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 19 78

Commission expires 1-18-82

Ronald K. Nevin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Ronald K. Nevin, a Notary Public within and for the State and County aforesaid, personally appeared Linda Mason Unkenholz and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 19th day of September, 1978

My commission expires 1-18-82

Ronald K. Nevin
Notary Public

WARRANTY DEED

FROM LINDA MASON UNKENHOLZ, et al

TO Anil Gupta

E 89549

IDENTIF. REFERENCE

SEP 20 8 52 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 20 78	CONV	18,000.00	B*	46.80
SEP 20 78	S'TAX		B*	.50
SEP 20 78	PR'FEE		B*	4.00
SEP 20 78	W'DEED			* 51.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personaly appeared before me, Anna P. Handley, a Notary Public in and for said County and State, the within named Ronald K. Nevin the bargainor, with whom I am personally acquainted, and who acknowledg that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 1978.

Commission Expires: 7/18/82

Anna P. Handley
NOTARY PUBLIC