This Form furnished by Attorneys Title Company, Inc.

BOOK 5549 PAGE 654

Form No. WD-2

FROM
GAIL L. STEPHENS

TO
VEENA K. GUPTA and husband
ANIL GUPTA

For draftsman's use

This Instrument Was Prepared By
MORRIS LEVINE, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veena K. Gupta, Et Vir (NAME)	SAME (NAME)	92-11
344-21st Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	319
Nashville, TN. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	21W-08680

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 31 3 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

$0.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 50,400.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1979.

Notary Public

~~MY COMMISSION EXPIRES:~~ Dep. Reg.

(~~AFFIX SEAL~~)

F 70228

For and in Consideration of the sum of

----------FIFTY THOUSAND FOUR HUNDRED ($50,400.00)---------- DOLLARS,

of which $18,000.00 has been paid in cash by Veena K. Gupta & husband, Anil Gupta, the receipt of which is hereby acknowledged, and for the remainder the said Grantees have assumed and agreed to pay the unpaid principal balance of $32,400.00 secured by an Installment Deed of record in Book 5316, page 873, Register's Office for Davidson County, Tennessee, said indebtedness in the original principal sum of $36,000.00 and payable to Marguerite Meiers, William F. Meiers & J. Fred Meiers in annual installments totaling $3600.00, plus interest, which interest is increased by agreement between the parties hereto from 9% to 10% per annum; the first annual payment of $3600.00, plus interest at 10% per annum, is to be made by Grantees herein on Sept. 25, 1980, and said annual payments to continue until Sept. 25, 1984, at which time the remaining balance on the principal, with accrued interest, shall be paid in full by the Grantees herein.

I, GAIL L. STEPHENS have bargained and sold, and by these presents do transfer and convey unto the said VEENA K. GUPTA and husband, ANIL GUPTA, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 114, a part of Block No. 9 of Division "B" in the plan of the Murphy Land Company, of record in Book 161, page 126, Register's Office for said County, described as follows:

Beginning at the point of intersection of the southerly margin of Charlotte Avenue, as widened, and the westerly margin of an alley, said alley lying west of Arena Avenue; thence with the southerly margin of Charlotte Avenue, as widened, westwardly 144.6 feet to the beginning of a curve to the left; thence with said curve, having radius of 25 feet, a distance of 46.2 feet to a point in the easterly margin of 21st Avenue, North; thence with the margin of same, southwardly 33.33 feet to a point; thence leaving said margin, eastwardly 170 feet to a point in the westerly margin of the aforesaid alley; thence with the margin of said alley, northwardly 18.85 feet to the point of beginning.

BEING the same property conveyed to Gail L. Stephens by deed from Marguerite Meiers, William F. Meiers, and J. Fred Meiers, of record in Book 5316, page 873, Register's Office for Davidson County, Tennessee.

4751 12/31 137.54- CHECK BOOK 5549 PAGE 655

WD-2

This is unimproved ( ) improved (XX) property, known as 346-21st Avenue, North, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said VEENA K. GUPTA and husband, ANIL GUPTA their heirs and assigns, forever.

And I do covenant with the said VEENA K. GUPTA and husband, ANIL GUPTA, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as described herein.

And I, GAIL L. STEPHENS, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said VEENA K. GUPTA and husband, ANIL GUPTA, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of December, 1979

Gail L. Stephens

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David T. Levine, a Notary Public in and for said County and State, the within named GAIL L. STEPHENS

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of Dec., 19 79

David T. Levine, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 4-11-1980.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5549 PAGE 656

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50400.00- CO
131.04 CO TX
.50 PRFEE
6.00 NOREC
CHECK 137.54-
4751A12/31/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 70228

IDENTIF. REFERENCE

DEC 31 3 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 734359