OFFICIAL RECEIPT

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5895 PAGE 44

1245

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Desh R. Duseja and wife, Lata Duseja (NAME)	McNeill Mtg. + Inv. Co. (NAME)	Map 94-1
906 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	Box 1119 54 So. Prescott (STREET ADDRESS)	Parcel 258
Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Memphis, TN. 38111 (CITY) (STATE) (ZIP)	

06/07 73 44

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- Dollars,

CHECK

cash in hand paid by Desh R. Duseja and wife, Lata Duseja and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Desh R. Duseja and wife, Lata Duseja have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $23,000.00, secured by deed of trust of record in Book 5424, page 471, Register's Office for Davidson County, Tennessee,

We, Jerry E. Taylor and wife, Sue M. Taylor,

have this day bargained and sold, and do hereby transfer and convey unto the said Desh R. Duseja and wife, Lata Duseja, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the plan of Section One, Revised, Shelby Heights, of record in Book 2330, page 171, Register's Office for said County.

Said Lot No. 73 fronts 68.0 feet on the westerly margin of South 14th Street and extends back 114.0 feet on the northerly line and 115.1 feet on the southerly line to a dead line at a 15 foot alley measuring 46.58 feet thereon.

The above described property was conveyed to Jerry E. Taylor and wife, Sue M. Taylor by deed from Neil E. Jackson, Jr. and wife, Dorothy M. Jackson, of record in Book 5424, page 468, Register's Office for said County.

This conveyance is subject to easement for storm sewer along northerly line, easement for sewer along southerly line and 25-foot building setback line from South 14th Street, as shown on Plan of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument of record in Book 2810, page 475, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,880.00

Subscribed and sworn to before me, this the 4th day of June 1982

Affiant

My commission expires: 4/9/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 906 South 14th Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1982 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 4th day of June 19 82, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerry E. Taylor

Sue M. Taylor

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5895 PAGE 45

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Jerry E. Taylor and wife, Sue M. Taylor

the within named 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* 4th *day of* June, *19* 82.

Mary Ensey *Notary Public*

Commission expires 7/8/84

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 signing the name of the corporation by* ..... *self as* .....

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

..... *Notary Public*

Commission expires .....

G 9 4 5 4 8

IDENTIF. REFERENCE

JUN 7 3 36 PM '82

FELIX A. TILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Desh R. Duseja et ux

TO

Jerry E. Taylor et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER G-240728
NASHVILLE, TENN. 37238

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5895 PAGE 46

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
			26880.00- CO	
			69.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	76.44-
			1245A06/07/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.94548

T
IDENTIF. REFERENCE

JUN 7 3 36 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 885050