WARRANTY DEED

H 0 9 0 1 3

BOOK 5938 PAGE 862

IDENTIF. REFERENCE

SEP 20 8 23 AM '82

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN

PUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,906.77

Desh Duseja
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1982.

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS 135 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DESH RAJ DUSEJA (NAME)	S. K. Grayson (NAME)	Map 70-6
842 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	508 Stahlman Building (STREET ADDRESS)	Parcel 10
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	13DA-30045

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, E. MARK TURNER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DESH RAJ DUSEJA

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:

Two tracts or parcels of land more particularly described according to Exhibit A, attached hereto.

Being the same property conveyed to E. Mark Turner, unmarried, by deed dated April 9, 1982, from S. K. Grayson and wife, Frances E. Grayson, as of record in Book 5871, page 457, Register's Office for Davidson County, Tennessee.

Grantee herein assumes and promises to pay that certain indebtedness evidenced by the installment deed of record in Book 5871, page 457, said Register's Office, and the escrow account as it relates to said indebtedness is hereby transferred to Grantee. Grantee assumes said installment deed encumberance and its terms and conditions, and is aware of the prior encumberance of record in Book 5140, page 770, said Register's Office.

Taxes for the year 1982 have been settled between the parties, and are assumed by the Grantee herein.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

This is unimproved ( ) improved (X) property, known as 2620-2622 Buena Vista Pike, Nashville, TN
(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 my hand this 17th day of September, 1982

E. Mark Turner

E. Mark Turner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. MARK TURNER

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 17 day of September, 1982

Commission Expires 4-21-85

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared 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 purpose 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 on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

E. MARK TURNER

TO

DESH RAJ DUSEJA

TITLE INSURED BY POLICY NUMBER:

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

"EXHIBIT A"

TRACT NO. 1: Being part of Lot No. 1 on the Plan of Daniel Young Property, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, March 20, 1942: Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis, as of record in Book 1316, page 538, said Register's Office; thence with the said Road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. east 114 feet, more or less, to a stake; thence south 3 deg. 15 min. west 94.7 feet, more or less, to Lewis' northerly line; thence with said line 122 feet, more or less, to the beginning.

TRACT NO. 2: Being part of Lot No. 1 on the Plan of the Daniel Young Property, as of record in same Book and Page as Tract No. 1, and described according to the same survey as Tract No. 1, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less, northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick Lewis, as of record in Book 1316, page 538, said Register's Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg. east 107 feet to a stake; thence south 3 deg. 15 min. west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less, to the beginning.

Being the same property conveyed to E. Mark Turner, unmarried, by deed dated April 9, 1982, from S.K. Grayson and wife, Frances E. Grayson, as of record in Book 5871, page 457, Register's Office For Davidson County, Tennessee.

The preceeding description corrects certain typographical errors contained in the legal description of the prior deed and title to the subject property.

8509 09/20 155:34 - 0804

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5938 PAGE 805

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
			59906.77-	CO
			155.74	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	165.24-
9529A	09/20/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 0 1 3

IDENTIF. REFERENCE

SEP 20 8 23 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900376