550068-4

6413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

J. M. Marsa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1984.

Barbara J. Whittaker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 19, 1987
(AFFIX SEAL)

BARBARA J. WHITTAKER NOTARY PUBLIC DAVIDSON CO.

This Instrument Was Prepared By
DENNIS, TAYLOR & SHERMAN
210 The Parkway North
Nashville, Tennessee 37201

BOOK 6263 PAGE 250

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Indravadan M. Bhavsar et ux	Fidelity Federal Savings and Loan	150-14-150
(NAME)	(NAME)	
3416 Newtowne Rd.	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, Tennessee 37219	2D-70198
(CITY) (STATE) (P. O. ZIP)	(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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO INDRAVADAN M. BHAVSAR AND WIFE, PUSHPABEN I. BHAVSAR

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:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Towne Village of The Country, Section 3, of record in Book 5200, pages 268 and 269 Register's Office for said County, described as follows:

Said Lot No. 184 fronts 59.24 feet on the southerly side of New Towne Road, and runs back 105.98 feet on the east line and 145.31 feet on the west line to a broken line in the rear which measures 104.39 feet.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corporation of record in Book 5250, page 797, said Register's Office.

04/02/84 #135 24 CHECK

This is ( ) unimproved (XX) improved property, known as 3416 Newtowne Rd. (House Number) (Street) Antioch (P. O. Address) 37013 (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 our hands this 16th day of March, 19 84

Randall Phillips Builders, Inc.

Timothy J. Ferguson
Vice President

3635

BOOK 6263 PAGE 251

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____ Nashville, Tennessee, this 16th day of March 19 84

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersiged, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (~~they~~) as such Vice President 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 Timothy J. Ferguson as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of March, 19 84

My commission expires My Commission Expires APRIL 19, 1987

Barbara J. Whittaker
Notary Public

BARBARA J. WHITTAKER NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Indravadan M. Bhausar and wife,
Pushpaben I. Bhauser

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 3 2 30 PM '84
FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

11.3.1.60

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

RECEIVED OF _____

FOR _____

BOOK 6263 PAGE 252

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

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
5635A04/03/84 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 3 1 6 0

T IDENTIF. REFERENCE

APR 3 2 30 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25484