STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 67055.59

Subscribed and sworn to before me, this the 07 day of November 19 84

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

BOOK 6425 PAGE 177

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| David C. Duncan | National Mortgage Company |
| 613 Lake Terrace Drive | 4041 Knight Arnold Road |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, Tennessee | Memphis, Tennessee 38118 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP NO. 136-14 | PARCEL NO. 68.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Sarbjit Singh Achreja and wife, Satinder K. Achreja

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO David C. Duncan and wife, Patricia Y. Duncan

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Castlegate Section 1, of record in Plan Book 4460, Page 115, Register's Office for DavidsonCounty.

Said Lot No. 146 fronts 81.77 feet on the westerly margin of Lake Terrace Drive and extends back 257.15 feet on the nortline, which is a broken line, and 216.39 feet on the southerly line to a dead line in the rear measuring 120.75 feet thereon.

Being the same property conveyed to Sarbjit Singh Achreja and wife, Satinder K. Achreja by deed recorded in Book 5507 at page 777, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of National Mortgage Company, which the Grantee(s) herein agree to assume and pay.

I 6 3 3 7.3
IDENTIF. REFERENCE
NOV 14 10 08 AM '84
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

11/14 139.95- CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 613 Lake Terrace Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 07 day of November 19 84

Sarbjit Singh Achreja
Sarbjit Singh Achreja by Richard L. Messick
Attorney in fact

Satinder K. Achreja
Satinder K. Achreja by Richard L. Messick
Attorney in fact

By Richard L Messick, Attorney in fact.

6977

By Richard L Messick, Attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 7th DAY OF NOVEMBER, 1984, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD L. MESSICK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SARBJIT SINGH ARCHEJA AND WIFE, SATINDER K. ARCHEJA, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID SARBJIT SINGH ARCHEJA AND WIFE, SATINDER K. ARCHEJA.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 7th DAY OF NOVEMBER, 1984.

COMMISSION EXPIRES:
July 18, 1987

Ruth M. Foran

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6425 PAGE 179

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 67055.59- CAMT. | |
| | | | 174.46 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 180.96- |
| 6977A | 11/14/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 3 3 7 3

IDENTIF. REFERENCE

Nov 14 10 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0085014