This Instrument prepared by: Prepared By Memphis Title Memphis Tn. Box 20

THIS INDENTURE, made and entered into this 7th day of January 1986

Map 156
02-0

by and between Ronald C. Griffin and Donna R. Griffin, his wife

of the first part, and Vivek Bhargava and Ritu Bhargava, his wife

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, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said part of the first part ha bargained and sold and do hereby bargain, sell, convey and confirm unto the said part of the second part the following described real estate, situated and being in County of Davidson State of Tennessee

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, page 15, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Goodpasture Terrace as the common corner of Lots 315 and 316: thence with the margin of said Drive, southerly 125 feet to a point in the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the noretherly margin of Myhr Drive; thence with the margin of the same, westerly 142.2 feet to a common corner of Lots 314 and 315; corners of Lots 315 and 316; thence with the line between said Lots, easterly 108.3 feet to the point of beginning.

Being the same property conveyed to Ronald C. Griffin and Donna R. Griffin, his wife, by deed from Sidney R. Goodwin and Patty S. Goodwin, his wife, of record in Book 5508, page 398, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record, conditions, reservaions and easements, zoning ordinances if any, and general taxes and special assessments not yet due and payable.

See attached "EXHIBIT A" for correct description , the description above is incorrect.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part of the second part, heirs and assigns in fee simple forever.

And the said part of the first part do hereby covenant with the said part of the second part that lawfully seized in fee of the aforedescribed real estate; that a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

WITNESS the signature of the said part of the first part the day and year first above written.

Ronald C. Griffin

Ronald C. Griffin

Donna R. Griffin

Donna R. Griffin

MTC 0015

STATE OF ~~TENNESSEE~~ Kentucky,
County of ~~Shelby~~ McCracken

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On this 7th day of JANUARY, 19 86, before me, a notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ronald C. Griffin + Donna K. Griffin

to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Laura M. Beard
Notary Public.

My commission expires 9th day of March, 19 86

Address of Property 738 Goodpasture Terrace Nashville Tn

Mailing Address for Tax Notices National Mortgage PO Box 780 Waterloo Iowa 50704

MEMPHIS TITLE

100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

WARRANTY DEED

TO

State Tax . . . . . $

Clerk's Fee . . . . . $

TOTAL . . . . . $

Paid

Deputy County Court Clerk.

MTC form 0015

'ATE OF TENNESSEE. COUNTY OF SHELBY

or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration this transfer or value of the property transferred, whichever is greater is, $80,350, which amount is equal to or ater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

scribed and sworn to before me this the 28 day of January, 19 86

L. Chandler Dep Reg

Notary Public

~~MY COMMISSION EXPIRES~~

EXHIBIT "A"

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LAND in Davidson County, Tennessee, being Lot No. 315 on the plan of Harpeth Valley Park, section III, of record in Book 4175, Page 15, Register's Office for said county, described.

BEGINNING at a point in the westerly margin of Goodpasture Terrace as the common corner of Lots 315 and 316; thence with the margin of said drive, southerly 125 feet to a point in the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Myhr Drive; thence with the margin of the same, westerly 142.2 feet to a common corner of Lots 314 and 315; thence with the line between said Lots, northwardly 131.9 feet to the common rear corners of Lots 315 and 316; thence with the line between said Lots easterly 108.3 feet to the point of beginning.

BEING the same property conveyed to Ronald C. Griffin and wife, Donna Rena Griffin by deed from Sidney . Goodwin and wife, Patsy S. Goodwin of record in Book 5508, Page 398 said Register's Office.

Subject to restrictions of record, conditions, reservaions and easements, zoning ordinances if any, and general taxes and special assessments not yet due and payable.

7-1975

IDENTIFICATION REFERENCE

JAN 28 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			208.75	STAX
			.50	PRFEE
			9.00	MTGTX
			CHECK	218.25-
			9646A01/28/86 B4L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 9 7 5

IDENTIFICATION REFERENCE

JAN 28 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214312