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Box 18
CC

FRDRE00014 05/27/87 rc

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
B. KAY CHURCH 4028 Albert Drive Nashville, TN 37204	NONE	MAP 132 - 1 PAR 81 16DA 17277

Send tax bills to: Owner X
Mortgagee ____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PRITHVIRAJ DHARMARAJA AND WIFE, NIRMALA DHARMARAJA ("Grantors") have bargained and sold, and by these presents do transfer and convey unto B. KAY CHURCH ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Rolling Meadows as of record in Book 1424, page 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to Grantors by deed dated August 28, 1985, from Michael B. McGinn and wife, Debra L. McGinn of record in Book 6649, page 37, said Register's Office.

This is improved property known as:
4028 Albert Drive
Nashville, Tennessee 37204

Said property is conveyed subject to the following matters:

(1) The Plan of record in Book 1424, page 98 & 99, said Register's Ofice, shows an Owners Certificate, a 60 foot minimum building setback line from Albert Dr. and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

(2) Applicable builidng and zoning restrictions.

(3) Matters shown on a current survey.

(4) Taxes for 1987.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to

Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28th day of May, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prithviraj Dharmaraja
PRITHVIRAJ DHARMARAJA

Nirmala Dharmaraja
NIRMALA DHARMARAJA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Prithviraj Dharmaraja and Nirmala Dharmarja, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of May, 1987.

Notary Public

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 97,500.00 .

B. Kay Church
Affiant

Sworn to and subscribed before me this 28 day of May, 1987.

Notary Public

My Commission Expires:

3-11-90

30385

IDENTIFI REFERENCE

MAY 28 1 32 PM '87

FELIX Z. [illegible]
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
			97500.00-	CAMT.
			273.00	CSTAX
			.50	PRFEE
			12.00	MDEED
				CHECK 285.50-
2334A	05/28/87			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3038.5

IDENTIFICATION REFERENCE

MAY 28 1 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86777