BOOK 7501 PAGE 256

FORM NO. WB-1

File # 22803
Loan # 521542-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$95,900.00 Lata K Bhikha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 88

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIRRIT R. BHIKHA (NAME)	City Federal Savings Bank (NAME)	MAP 108-12
1456 Quail Run Court (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PARCEL 139
Nashville, TN, 37214 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	3D-91479

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, DAN DUER D/B/A DAN DUER CONST CO

275.00

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRRIT R. BHIKHA and wife, LATA K. BHIKHA

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. 13, Section Two, Trailwood Subdivision, recorded in Book 6050, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dan Duer d/b/a Dan Duer Construction, Company by deed from Hickory Hills Homes, Inc. recorded in Book 7039, Page 434, Register's Office for Davidson County, Tennessee.

Janie Duer, wife of Dan Duer, joins in this conveyance only for the purpose of relinquishing any marital rights she may have in and to said property by virtue of the marital estate.

See Power of Attorney of record in Book 7144, page 432, Register's Office for Davidson County, Tennessee.

16307

IDENTIFICATION REFERENCE

MAR 28 1 31 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved / This is improved X property, known as 1456 Quail Run Court, Nashville, TN. 37214
(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 their hand s this 23rd day of March, 19 88

Janie Duer By Dan Duer
JANIE DUER

Dan Duer atty In Fact
Dan Duer d/b/a Dan Duer Construction Company

BOOK 7501 PAGE 257

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Dan Duer d/b/a Dan Duer Construction Company

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 19 88.

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
DAN DUER D/B/A DAN DUER CONST CO

TO
KIPPIT R. BHIKHA
LATA K. BHIKHA

Saturn & Mazer, Attorneys
Row 1
Box 7

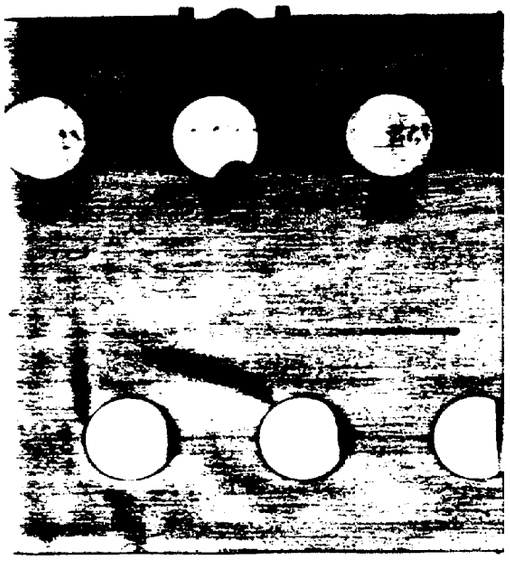
STATE OF TENNESSEE
COUNTY OF DAVIDSON

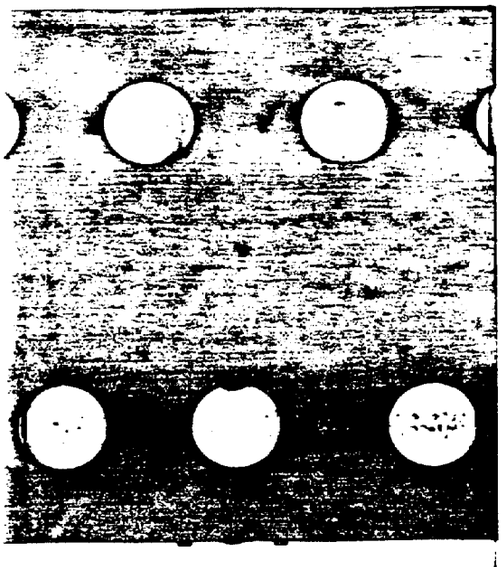
On this the 23rd day of March, 1988, before me, the undersigned, a Notary Public in and for said County and State, appeared Dan Duer, who executed the foregoing instrument on behalf of Janie Duer, as her Attorney in Fact, and who acknowledged that he executed same as the free act and deed of the said Janie Duer as though she personally had acted.

NOTARY PUBLIC

Commission Expires:

3-11-91





OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7501 PAGE 258

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	95900.00
CON TX	268.52
PRFEE	0.50
MDEED	6.00
TOTAL	275.02
CHECK	275.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 32 0001 0192

16307

IDENTIFICATION REFERENCE

MAR 28 1 31 PM '08

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 74749