BOOK 7780 PAGE 559

File Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Sandra L Chudasama
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 89

Gene M. Hall
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Sandra L. Chudasama (NAME)	Howard L. Caughron (NAME)	Map 119-06
48 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	1218 Wedgewood Avenue (STREET ADDRESS)	Par. 233
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	6DA-14868

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. Howard L. Caughron and wife, Marguerite Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra L. Chudasama

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:

BEING the southerly 1/2 of a Lot marked "Reserved" on the Plan of Sterling Heights, Section III, as of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Peachtree Street at the southeast corner of the Reserved Lot; thence with the northerly margin of said Street westwardly 140.2 feet to the beginning of a curve; thence 31.42 feet around said curve with a radius of 20 feet to the easterly margin of Valeria Street, formerly Pickell Drive; thence with the easterly margin of said street, northwardly 60 feet; thence eastwardly 160.9 feet; thence southwardly 60 feet; thence eastwardly 160.9 feet; thence southwardly 80 feet to the northerly margin of Peachtree Street, the point of beginning.

BEING the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron by deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 7666, page 101, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to a first mortgage payable to Associates Financial Services Company of Tennessee, Inc. of record in Book 7666, page 107, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 48 Valeria Street Nashville, TN 37210
(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 our hands this 24th day of February, 1989

Howard L. Caughron

Marguerite Caughron

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7780 PAGE 560

Personally appeared before me, Howard L. Caughron and Marguerite Caughron
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand, at office, this 24th day of February 19 89.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Howard L. Caughron and wife,
Marguerite Caughron

TO
Sandra L. Chudasama

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

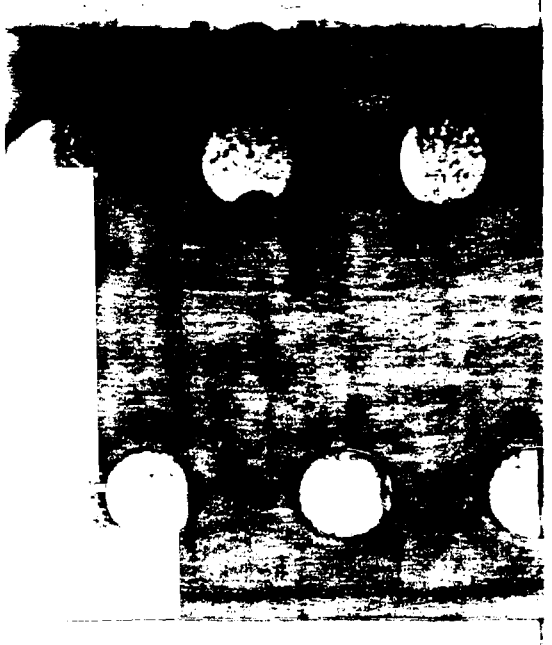
11876

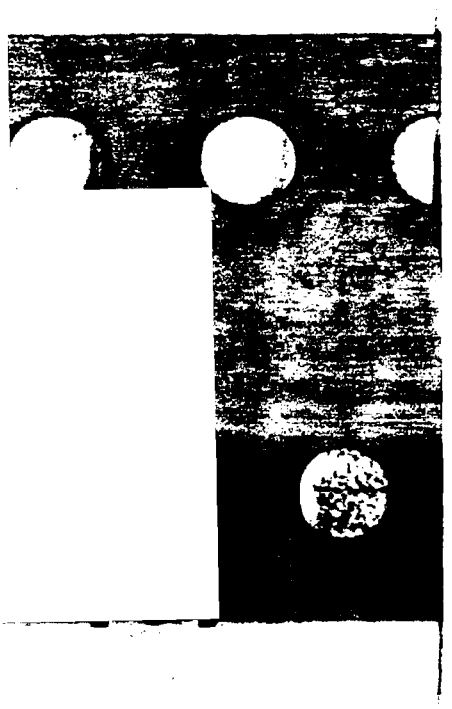
IDENTIFICATION REFERENCE

Feb 27 2 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0615 02/27 0101 03CHECK 151.37





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 561

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 43900.00
CON TX 144.87
PRFEE 0.50
~~RECD~~ 6.00
~~TOTAL~~ 151.37
CHECK 151.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/89 01 14:14 0001 0615

1187.6

IDENTIFICATION REFERENCE

Feb 27 2 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185043