BOOK 8159 PAGE 14

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~57,300.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 1990

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Samuel B. Heggie, Jr.	First Republic Mortgage	043-06-0 068.00
(NAME)	(NAME)	
318 Singer Drive	2090 Hewitt Avenue	11D 61315
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ratan L. Biswas and wife, Amita R. Biswas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel B. Heggie, Jr. and wife, Connie M. Heggie

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 Lot No. 140 on the Plan of Madison Park, Section 2, as of record in Book 3106, page 141, Register's Office for said County.

Said Lot No. 140 fronts 70 feet on the easterly side of Singer Drive and extends back 150.48 feet on the northerly line and 146.95 feet on the southerly line to a line in the rear on which it measures 70.09 feet.

Being the same property conveyed to Ratan L. Biswas and wife, Amita R. Biswas by deed from D. Currey Woodrood and wife, Amy B. Woodroof of record in Book 5051, page 383, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3459, page 406, amended in Book 3460, page 337, said Register's Office.

4 3 7 4 3

FILED FOR RECORD JUL 24 10 10 AM '90

2843 07/24 0101 03CHECK 196.09

This is unimproved (XX) unimproved ( ) property, known as 318 Singer Drive, Madison, TN 37115
(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 20th day of July, 19 90

Ratan L. Biswas

Amita R. Biswas

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ratan L. Biswas and wife, Anita R. Biswas

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1990

Commission expires _____

Notary Public

NIGNON WELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ratan L. Biswas and wife, Anita R. Biswas

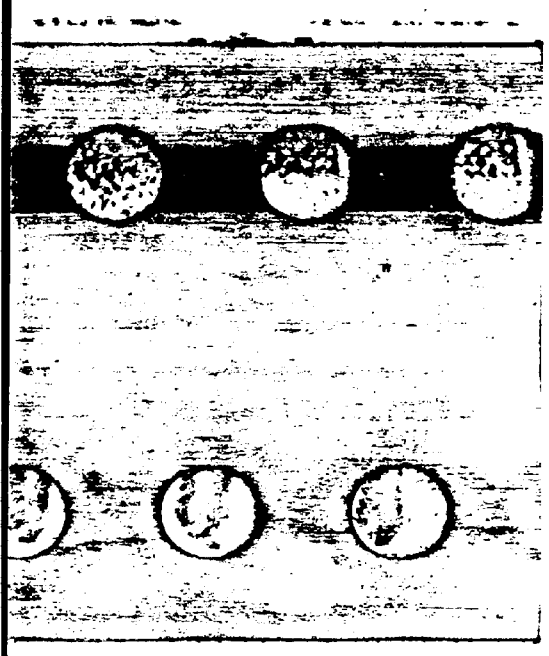
TO

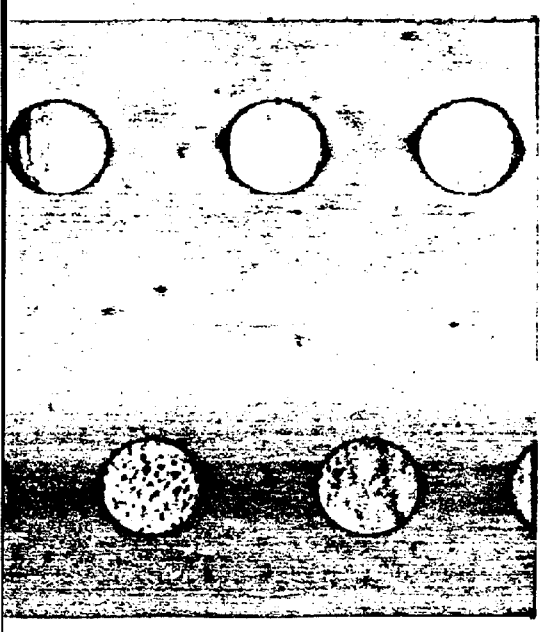
Samuel B. Heggie, Jr. and wife, Connie M. Heggie

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





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 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 57300.00
CON TX 189.09
PRFEE 1.00
WDEED 6.00
TOTAL 196.09
CHECK 196.09

07/24/90 01 10:11 0001 2843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43743

TENNESSEE

JUL 24 10 10 AM '90

No. 339653