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THIS INSTRUMENT PREPARED BY: Mail

ROBERT J. NOTESTINE, III, ATTORNEY AT LAW
104 WOODMONT BLVD., SUITE 501
NASHVILLE, TENNESSEE 37205

NEW OWNER:

Tony VanBrackle, a married person
7305 Cavalier Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:

NEW OWNER

FEB 27 10 31 AM '91
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

95519

MAP: 142-3
PARCEL: 46

7778 02/27 0101 03CHECK 376.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, Sohan P. Singh, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto Tony VanBrackle, a married person, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of Walnut Hill Manor, Section I, of record in Plat Book 4460, page 108, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sohan P. Singh by Warranty Deed of record in Book 5331, Page 425, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 7305 Cavalier Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 28th day of January, 1991.

X Sohan P. Singh

X Kusum Singh
Kusuh Singh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 1991, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Sohan P. Singh, and wife, Kusuh Singh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 3-10-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 112000.00.

Affiant

Subscribed and sworn to before me this 28th day of January, 1991.

Notary Public

My Commission expires 3-10-91

**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 112000.00
CON TX 369.60
~~PRFEE 1.00~~
~~MTEED 6.00~~
TOTAL 376.60
CHECK 376.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/91 01 10:33 0001 9978

95519

IDENTIF. REFERENCE

FEB 27 10 31 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 400223