BOOK 8876 PAGE 968

**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***84,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 1993.

Notary Public

My Commission Expires: 1-12-97

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| TASHI SANDHU<br>2014 25th Avenue, South<br>Nashville, Tennessee 37212 | SECURITY FINANCIAL &<br>MORTGAGE CORPORATION<br>12444 Powerscourt Drive<br>Suite 140<br>St. Louis, MO 63131 | MAP 104-11<br>PARCEL 341 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND AND 00/100 ($***84,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **JOSEPH MICHAEL WHELAN, married, and PATRICK F. WHELAN and wife, MARY SUE WHELAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TASHI SANDHU, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the south 15.0 feet of the west 165.0 fet of Lot No. 98 and the north 50.0 feet of Lot No. 99 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 98 and 99 front together 65.0 feet on the easterly side of 25th Avenue, South and run back between parallel lines 165.0 feet to an alley.

BEING the same property conveyed to Joseph Michael Whelan by Quitclaim Deed from Mary Elizabeth Shenk of record in Book 7540, page 845 and the same property conveyed to Patrick F. Whelan and wife, Mary Sue Whelan, by Quitclaim Deed from David T. Hooper, Trustee, of record in Book 7872, page 87, Register's Office for Davidson County, Tennessee. The said Joseph Michael Whelan having since married Karen Whelan.

KAREN WHELAN, spouse of Joseph Michael Whelan, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2014 25th Avenue, South, Nashville, Tennessee 37212.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on tne Plan of Bransford Realty Copmany's Subdivision of the Edgar Jones Homeplace, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of February, 1993.

Joseph Michael Whelan
JOSEPH MICHAEL WHELEN

Karen Whelan
KAREN WHELEN

Patrick F. Whelan
PATRICK F. WHELAN

Mary Sue Whelan
MARY SUE WHELAN

**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 JOSEPH MICHAEL WHELAN, KAREN WHELAN, PATRICK F. WHELAN and MARY SUE WHELAN, the 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 and official seal this 26th day of February, 1993.

Notary Public

My Commission Expires:
1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

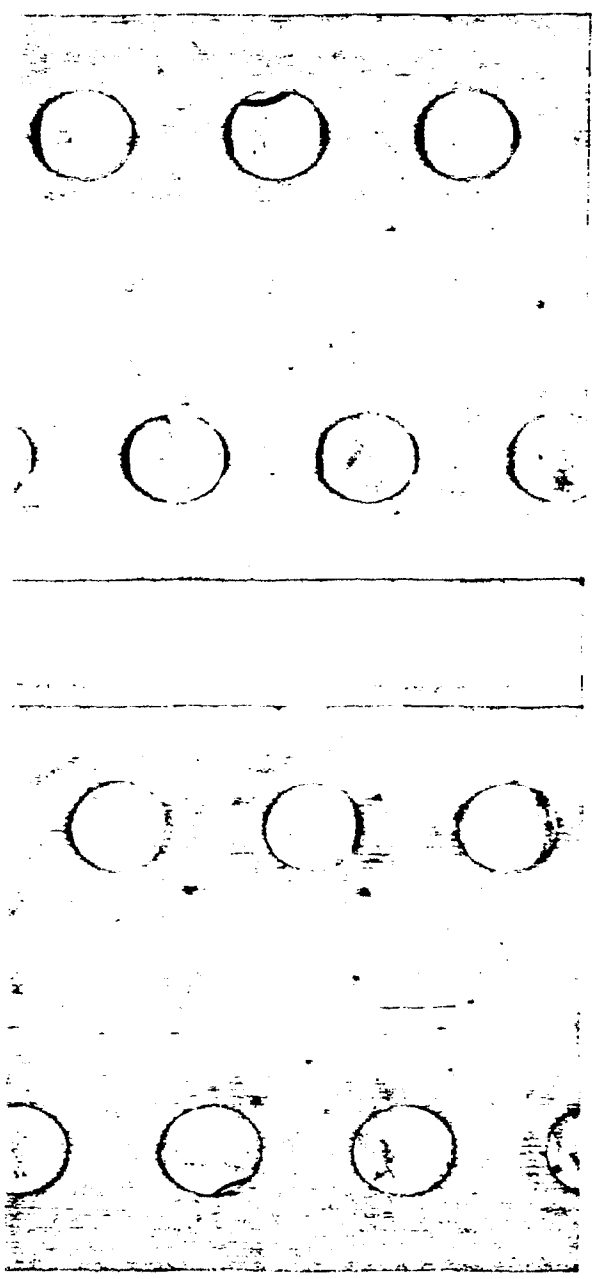
9651.0

TENNESSEE REFERENCE

MAR 2 3 01 AM '93

DAVIDSON COUNTY, TN

3292 03/02 0101 03CHECK 319.80



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8876 PAGE 970

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | 84000.00 |
| | | | CON TX | 310.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 319.80 |
| | | | CHECK | 319.80 |

03/02/93 01 09:00 0001 8282

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96510

IDENTIFICATION REFERENCE

MAR 2 3 01 AM '93

DAVIDSON COUNTY, TN

**No.** 625864