9a

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8938 PAGE 782

ADDRESS NEW OWNER:
Surendra P. Singh and Gita Singh
112 Montcastle Court
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 155-2-A
GROUP
PARCEL 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Donald W. Johnson and wife,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Surendra P. Singh and wife, Gita Singh, 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. 38 on the Plan of Montcastle Estates of record in Book 6900, page 326, and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.
>
> Being the same property conveyed to Donald W. Johnson, by deed from Jeff G. Jones, an unmarried person, of record in Book 8793, page 501, Register's Office for Davidson County, Tennessee.

This is improved property known as 112 Montcastle Court, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes, a lien but not yet due and payable.
2. Restrictive Covenants contained in Book 7170, page 926, as amended in Book 7260, page 295, Register's Office for Davidson County, Tennessee.
3. Plan of record in Book 6900, page 326 and 327, in said Register's Office.
4. Easement granted Metropolitan Government of record in Book 8068, page 291 and 296, Register's Office for Davidson County, Tennessee.
5. Rights of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Surendra P. Singh and wife, Gita Singh, their heirs and assigns, forever; and we, Donald W. Johnson and wife, Kay B. Johnson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of May, 1993.

Donald W. Johnson

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Kay B. Johnson

9627 05/05 0101 03CHECK 656.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald W. Johnson and wife, Kay B. Johnson, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 1993.

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,014.00 .

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1993.

NOTARY PUBLIC

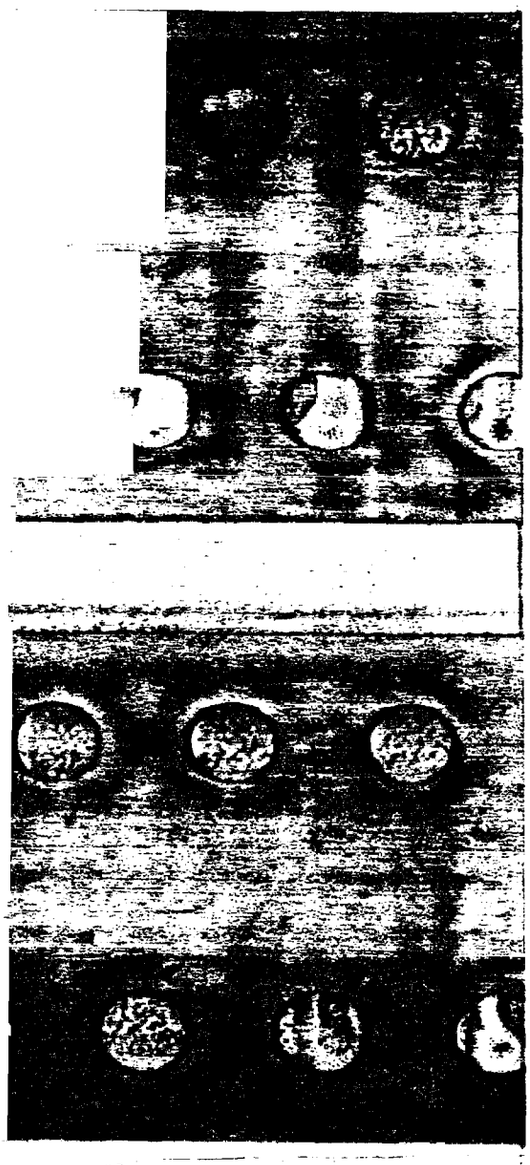
My Commission Expires: 7/27/96

IDENTIFICATION

MAY 5 11 51 AM 1993

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

16507



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 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 175014-00
				CON TX 647-50
				PRFEE 1-00
				MDEED 8-00
				TOTAL 656-50
				CHECK 656-50
05/05/93	01			11:51 0001 9627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:6:5 0 7:

IDENTIFICATION REFERENCE

MAY 5 11 51 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 647758