NAME AND ADDRESS OF NEW OWNERS:
Dipak Lachmandas
2222 Tom Austin Hwy.
Greenbrier, TN 37073
SEND TAX BILLS TO:

same

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 9324 PAGE 957

8546 04/27 0101 03CHECK 305.00

WARRANTY DEED
(Map 83.09, Parcel 483)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, Fredrick E. Clemmons and Eunice N. Clemmons, husband and wife , have bargained and sold and do hereby transfer and convey unto Dipak Lachmandas and Harsha Lachmandas, husband and wife , their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of the Resubdivision of Lots 11, 12, 13, and 14 of the East Edgefield Addition of Priest Subdivision, of record in Book 5190, page 380, Register's Office for said County.
>
> SAID Lot No. 3, which is a corner lot, fronts 50.95 feet on the westerly margin of South Fourteenth Street and fronts 148.16 feet on the southerly margin of an alley, said frontages being joined by a curve having a length of 31.55 feet, and extends back 71.10 feet on the westerly line and 168.57 feet on the southerly line to a point of intersection.
>
> BEING the same property conveyed to Fredrick E. Clemmons and wife, Eunice N. Clemmons by Warranty Deed of record in Book 7395, page 537, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to minimum building setback line along front of lot; 5 foot utility easement along side of lot; Dedication for street corner at the northeast corner of lot; any and all other matters as shown of record in Book 5190, page 380; all of said Register's Office.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1994 real property taxes which will be prorated at closing and assumed by the grantees.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 15th day of April, 1994.

Fredrick E. Clemmons

Fredrick E. Clemmons

Eunice N. Clemmons

Eunice N. Clemmons

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Fredrick E. Clemmons and Eunice N. Clemmons, husband and wife , the within named bargainor s, 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 15th day of April, 1994.

My Commission Expires:

2-28-98

Kathy Jones

Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fredrick Clemmons

Affiant

Subscribed and sworn to before me this 15th day of April, 1994.

My Commission Expires:

2-28-98

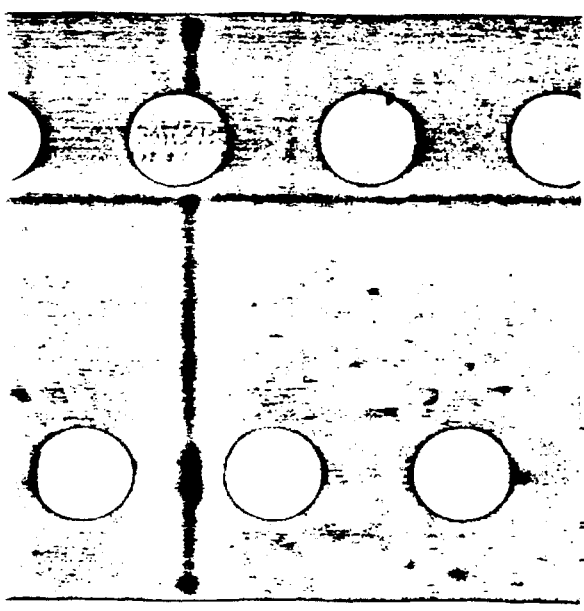
Kathy Jones

Notary Public

43478
IDENTIF. ↑ REFERENCE

94 APR 27 PM 3:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

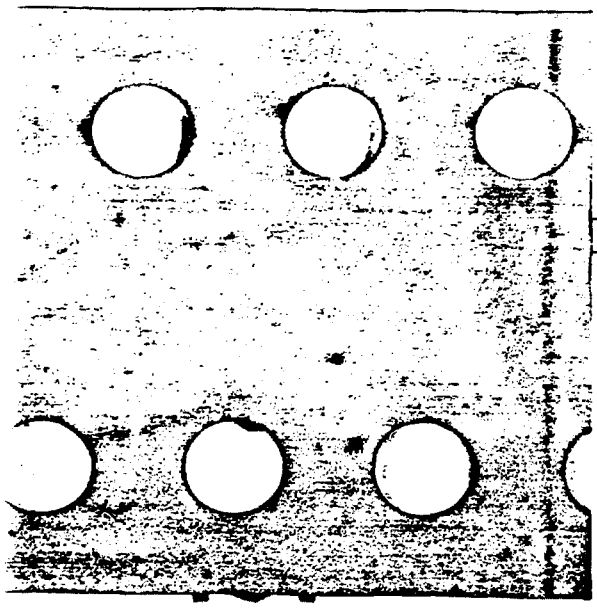
RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 959

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

04/27/94 01 15:47 0001 8846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43478

IDENTIF. & REFERENCE

94 APR 27 PM 3:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783968