BOOK 9491 PG 959

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,300.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF September 19 94

NOTARY PUBLIC

My Commission expires: 8-23-98

THIS INSTRUMENT PREPARED BY
DEWEY PEDIGO, JR., Attorney, 222 Williamsburg Circle, Brentwood, TN 37027
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ajitrai Rana, et us (NAME)	(NAME)	Map 120-2
1312 Kermit Drive (ADDRESS)	SAME (ADDRESS)	Parcel 14
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 38,300.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

A. B. Petty, Executor of the Estate of William Sanford Petty, deceased

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ajitrai Rana and wife, Hansaben Rana

hereinafter called the GRANTEES, their heirs 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. 127 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William S. Petty and wife, Virginia G. Petty, by deed from James H. Henry and wife, Myrtle W. Henry, of record in Book 3576, page 181, Register's Office for Davidson County, Tennessee. The said William S. (Sanford) Petty and Virginia G. Petty having since died, with Virginia G. Petty predeceasing William S. Petty. By the Will of William Sanford Petty, of record in Will Book 385, page 492, Probate Clerk's Office for said County, vested A. B. Petty, Executor with power of sale of the above description property.

The 1994 Land Taxes have been prorated and are assumed by the grantees.

The above described property is being conveyed in "AS IS" condition.

unimproved ( )
This is improved (X) property, known as 1312 Kermit Drive, Nashville, Tennessee
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 22nd **day of** September, 1994.

A B Petty

A. B. PETTY, Executor of the
Estate of William Sanford Petty, Deceased.

BOOK 9491 PG 960

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named A. B. Petty, Executor, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of September, 1994

My Commission expires: 5-23-98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICK-UP

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
94 OCT 13 AM 9:20

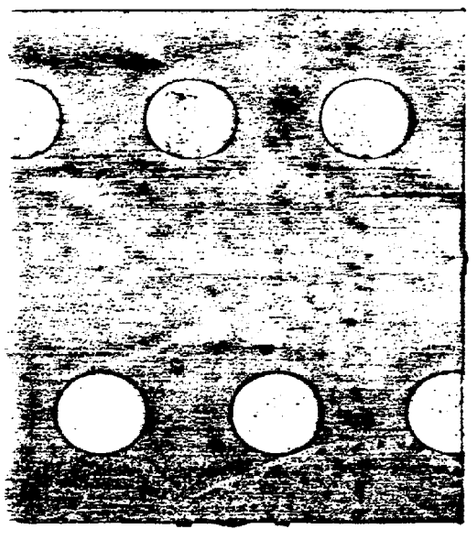
IDENTIF. & REFERENCE

99375

10/13 0101 03CHECK

150.71





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9491 PG 961

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	38300.00
CON TX	141.71
PRFEE	1.00
WDEED	8.00
TOTAL	150.71
CHECK	150.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/94 01 09:20 0001 7600

99375
IDENTIF. ↑ REFERENCE

94 OCT 13 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 843806