BOOK 9602 PG 898

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

# WARRANTY DEED

| Name & Address of Property Owner: | Name & Address of Entity Responsible for Payment of Real Property Taxes: | Map-Parcel No. |
|---|---|---|
| Awtar Singh Bhatti<br>Sarabjit M. Bhatti<br>4601 Illinois Avenue<br>Nashville, Tennessee 37209 | Same | 91-12<br>28 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James E. Dakin and wife, Shelia R. Dakin, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Awtar Singh Bhatti and wife, Sarabjit M. Bhatti ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or fair market value, whichever is greater, for this transfer is $52,000.00.

95 FEB 24 AM 9:31
PEGGY REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

AFFIANT

Subscribed and sworn to before me this the 23rd day of February, 1995.

NOTARY PUBLIC

My Commission expires: 9-16-95.

36808
IDENTIFICATION REFERENCE

This is improved property located at 4601 Illinois Avenue, Nashville, Tennessee 37209.

And Grantors covenant with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1995, which have been prorated between Grantors and Grantees as of this date.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 23rd day of February, 1995.

JAMES E. DAKIN

SHELIA R. DAKIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald G. Turner of said County, James E. Dakin and Shelia R. Dakin, the within named bargainor, 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, at office, this 23rd day of February, 1995.

NOTARY PUBLIC

My Commission expires: 9-16-95.

NB0674/03

EXHIBIT "A" BOOK 9602 PG 900

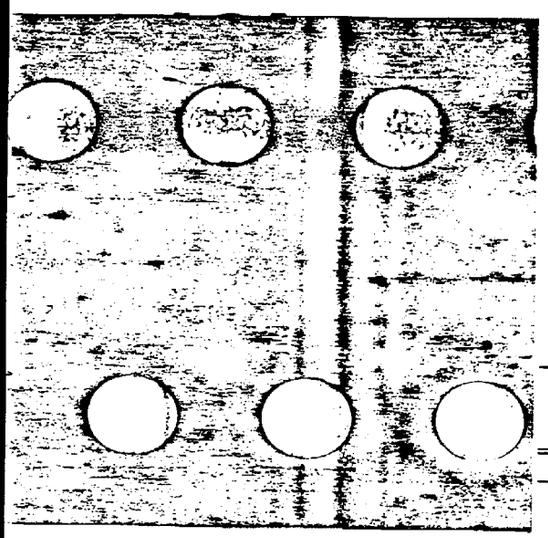
Land in Davidson County, Tennessee, being Lot No. 502, Block 85, Plan No. 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

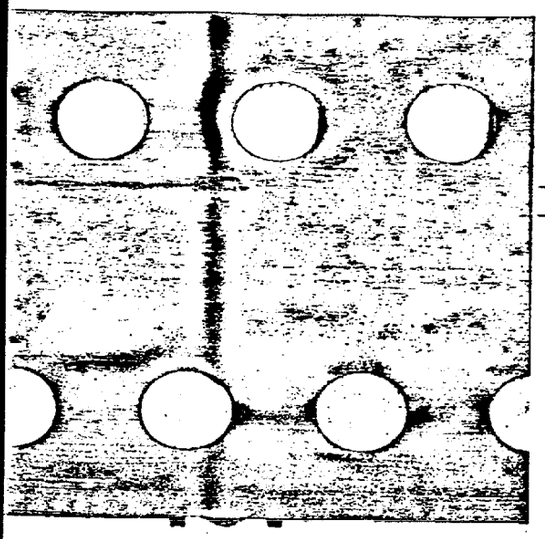
Said Lot No. 502 fronts 35 feet on the south side of Illinois Avenue and runs back between parallel lines with the west margin of 46th Avenue North, 150 feet to an alley.

Being the same property conveyed to James E. Dakin and wife, Shelia R. Dakin, by Installment Deed of record in Book 5620, Page 472, said Register's Office.

NB0674/04

4601 02/24 0101 03CHECK 205.40





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

RECEIVED OF _____

FOR _____

BOOK 9602 PG 901

| | | |
|---|---|---|
| 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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

02/24/95 01 09:30 0001 4601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36808
IDENTIF. & REFERENCE

95 FEB 24 AM 9:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 884281