51298

IDENTIF. & REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

95 APR 13 PM 1:56 *File Box 24*

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Dipak Lachmandas and Harsha Lachmandas
2222 Tom Austin Highway
Greenbrier, TN 37073

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 92-6
PARCEL 619
11W-30360

WARRANTY DEED

BOOK 9644 PG 901

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, I, Buford F. Drake, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dipak Lachmandas and wife, Harsha Lachmandas, as tenants by the entirety, 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:

BEING Lot No. 16 on the Plan of Buchi's Subdivision of Lot No. 20 on the McNairy Subdivision of record in Book 412, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Buford F. Drake, by Quitclaim Deed from Rickie Williams, as to his one-half undivided interest of record in Book 7730, Page 308, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 421, Page 66, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Juanita S. Drake joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 721 25th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dipak Lachmandas and wife, Harsha Lachmandas, their heirs and assigns, forever; and we, Buford F. Drake and wife, Juanita S. Drake 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.

BOOK 9644 PG 902

Witness our hands this the 11th day of April, 1995.

Buford F. Drake

Buford F. Drake

Juanita S. Drake

Juanita S. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Buford F. Drake and Juanita S. Drake 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 11th day of April, 1995.

Gene W. Floyd
NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 31,000.00.

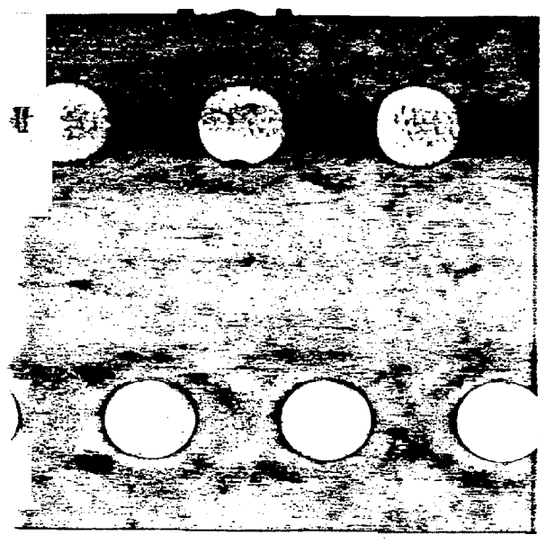
Dipak Lakhmandas
AFFIANT

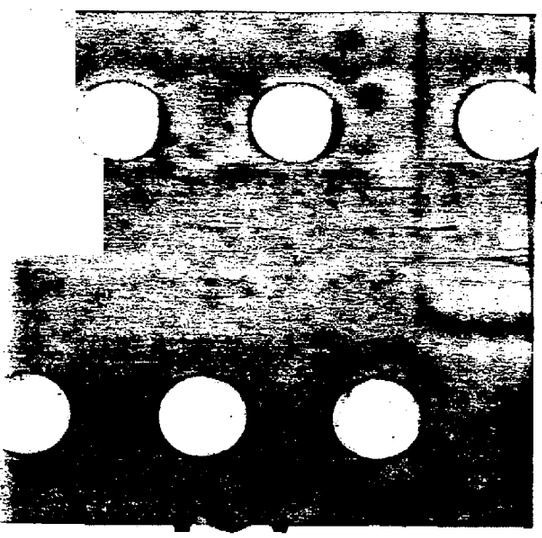
Subscribed and sworn to before me this 11th day of April, 1995.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

GENE W. FLOYD NOTARY PUBLIC AT LARGE

0590 04/13 0101 03CHECK 123.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9644 PG 903

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 31000.00
CON TX 114.70
PRFEE 1.00
WDEED 8.00
TOTAL 123.70
CHECK 123.70

04/13/95 01 13:53 0001 0590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51298
IDENTIF. & REFERENCE

95 APR 13 PM 1:54

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

No. 900075