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

File Box 24

BOOK 9683PG544

ADDRESS NEW OWNER:
Eddie L. Gragg, Nina M. Gragg
James R. Conley, and Hellena R. Conley
2906 Snowden Road
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:

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

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, Dipak Lachmandas and wife, Harsha Lachmandas hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eddie L. Gragg and wife, Nina M. Gragg, as to a one-half undivided interest, and James R. Conley and wife, Hellena R. Conley, as to a one-half undivided interest, as tenants in common, 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 Plat Book 421, 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 Dipak Lachmandas and wife, Harsha Lachmandas, by deed from Buford F. Drake and wife, Juanita S. Drake of record in Book 9644, Page 901, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to Buford F. and Juanita S. Drake, of record in Book 9644 , Page 904, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

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

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

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 Eddie L. Gragg and wife, Nina M. Gragg and James R. Conley and wife, Hellena R. Conley, their heirs and assigns, forever; and we, Dipak Lachmandas and wife, Harsha Lachmandas 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 25th day of May, 1995.

Dipak Lachmandas

Dipak Lachmandas

Harsha Lachmandas

Harsha Lachmandas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dipak Lachmandas and wife, Harsha Lachmandas 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 25th day of May, 1995.

Jane W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

Jane L Conley

AFFIANT

Subscribed and sworn to before me this 25th day of May, 1995.

Jane W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

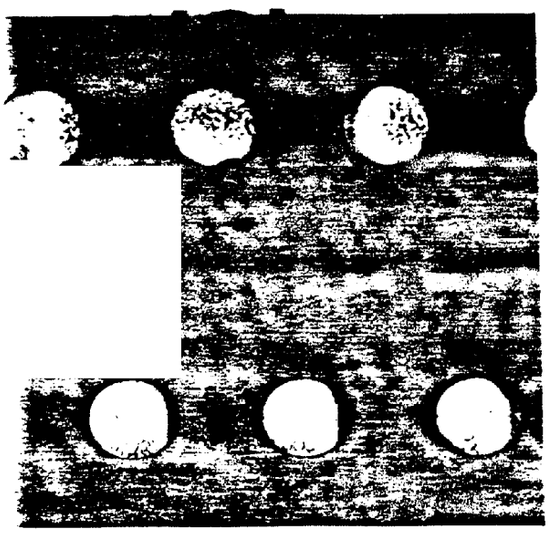
00064730

IDENTIF. & REFERENCE

95 MAY 30 AM 9:26

REGISTER
DAVIDSON COUNTY, TN.

3774 05/30 1101 03CHECK 138.50



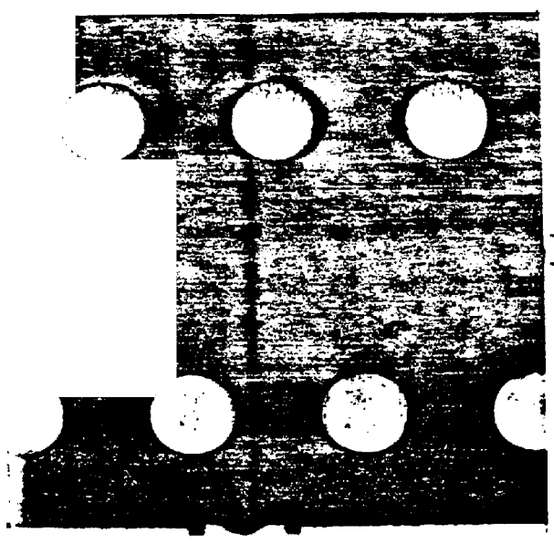
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9683 PG 543

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 138.50
CHECK 138.50

05/30/95 01 09:29 0001 5371

0064730
IDENTIF. ↑ REFERENCE

95 MAY 30 AM 9:27

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

No. 914697