This Instrument Prepared From Information Furnished By The Parties

THIS INSTRUMENT PREPARED BY: Mail
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9787 PG 61

ADDRESS NEW OWNER:

VIJAY KODIATAR AND WIFE, NEETA KODIATAR
808 NESBITT LANE
MADISON TN 37115

MAP/PARCEL NUMBER:

MAP 42-7, PARCEL 3

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $130,000.00.

Kodiatar
AFFIANT

Subscribed and sworn to me, this the 17 day of AUGUST, 1995.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE — DENISE C. ALLIS — DAVIDSON COUNTY — TENNESSEE

95 AUG 18 PM 1:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0091071

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, ESTHER LEE CROUCH, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said VIJAY KODIATAR AND WIFE, NEETA KODIATAR, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 808 NESBITT LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 17 day of AUGUST, 1995.

Esther Lee Crouch
ESTHER LEE CROUCH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTHER LEE CROUCH, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17 day of AUGUST, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section Two, Bonnie Brae, of record in Book 2330, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Esther Lee Crouch, unmarried, by Warranty Deed from Clara White Haynes, unmarried, of record in Book 9665, page 291, Register's Office for Davidson County, Tennessee.

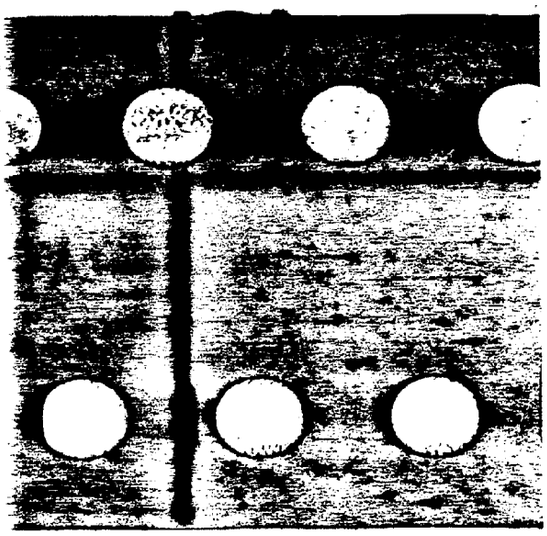
EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 2330, page 123, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Any and all other easements and restrictions of record.

1168 08/18 0101 03CHECK 494.00



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

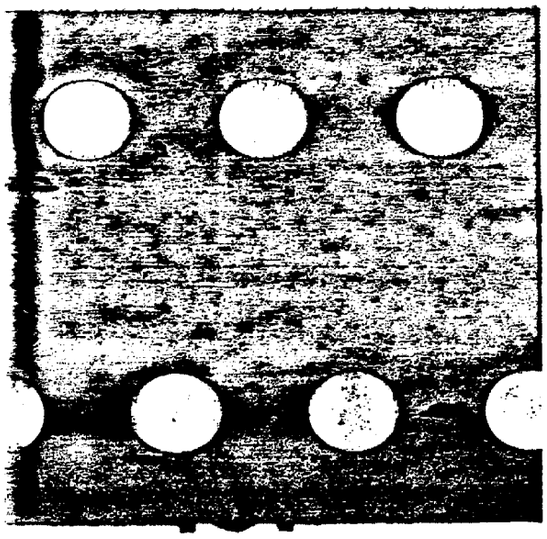
RECEIVED OF _____

FOR _____

BOOK 9767 PG 61

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 130000.00
CON TX 481.00
PRFEE 1.00
[illegible] 12.00
TOTAL 494.00
CHECK 494.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/18/95 01 13:59 0001 4168

00910711
IDENTIF. ↑ REFERENCE

95 AUG 18 PM 1:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943131