This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9829 PG 594

ADDRESS NEW OWNER:
Kawaldeep Kaur Dhillon
118 Harding Lane
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:
MAP 091-13-0
GROUP
PARCEL 92

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, Karen E. Jeffiers and husband, Steven P. Jeffiers hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kawaldeep Kaur Dhillon, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28A on the Zone Lot Division of Lot No. 28 on the Plan of E. T. Brown's Subdivision of an 18 acre tract of land on Charlotte Pike, of record in Book 6250, page 531, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen E. Fisher, (now Karen E. Jeffiers) by deed from Secretary of Housing and Urban Development of record in Book 8327, page 660, Register's Office for Davidson County, Tennessee.

This is improved property known as 529-A Eastboro Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kawaldeep Kaur Dhillon, an unmarried person, her heirs and assigns, forever; and we, Karen E. Jeffiers and husband, Steven P. Jeffiers 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.

STEVEN P. JEFFIERS, husband of Karen E. Jeffiers (formerly Karen E. Fisher) joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

Witness our hands this the 10th day of October, 1995.

Karen E. Jeffiers

Steven P. Jeffiers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen E. Jeffiers and husband, Steven P. Jeffiers 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 Brentwood, Tennessee, this the 10th day of October, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 37,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of October, 1995.

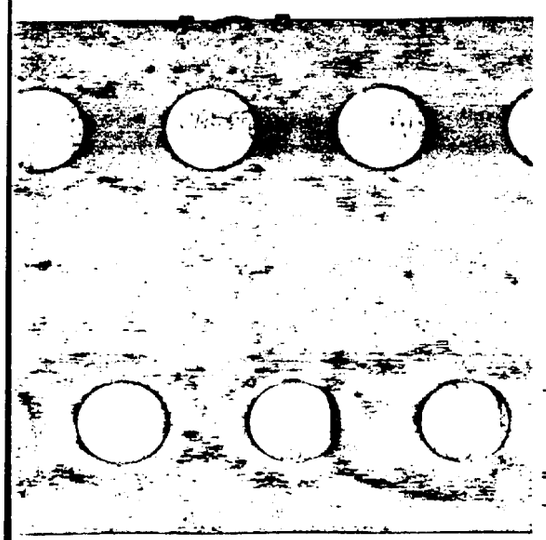
NOTARY PUBLIC Robert M. Loffi

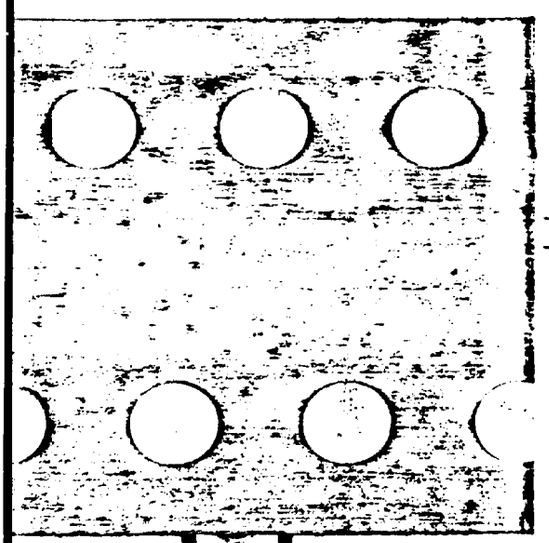
My Commission Expires: November 20, 1996

01112792
IDENTIFICATION REFERENCE

95 OCT 17 AM 9:44
FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.

95 OCT 17 3101 03CHECK 145.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9829 PG 593

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 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 8.00
TOTAL 145.90
CHECK 145.90

10/17/95 01 09:44 0001 7415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01112792
IDENTIFICATION REFERENCE

95 OCT 17 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 966145