BOOK 9949 PG 697

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 1996.

Notary Public

(AFFIX SEAL)

My Commission Expires: 4/21/96

FILED FEB 16 AM 9:17
DAVIDSON COUNTY, TN.

0150976

IDENTIFICATION REFERENCE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
DiPak Lachmandas, etux DIPAK LACHMANDAS 2222 TOM AUSTIN HWY GREENBRIER TN 37073	SAME AS NEW OWNERS	81-10-241

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **ROBERT L. MOSELEY, JR., a single man**, (the "Grantor") has this day bargained and sold, and do hereby transfer and convey unto the said **DiPAK LACHMANDAS and wife, HARSHA LACHMANDAS**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in the Davidson County, Tennessee, being Lot No. 380 on the Plan of J.H. T.J. and G.W. Hardings Addition, of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 380 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 189 feet to an alley.

Being the same property conveyed to Robert L. Moseley, Jr. and wife, Selekie D. Moseley, by deed of record in Book 4587, page 372, Register's Office, Davidson County, Tennessee. The said Selekie D. Moseley died 2/23/93, leaving property vested in Robert L. Moseley, Jr. as surviving tenant by the entirety.

This is improved/unimproved property known as 1711 23rd Avenue North, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 15th day of February, 1996.

Robert L. Moseley Jr.
ROBERT L. MOSELEY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Robert L. Moseley, Jr., a single man, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

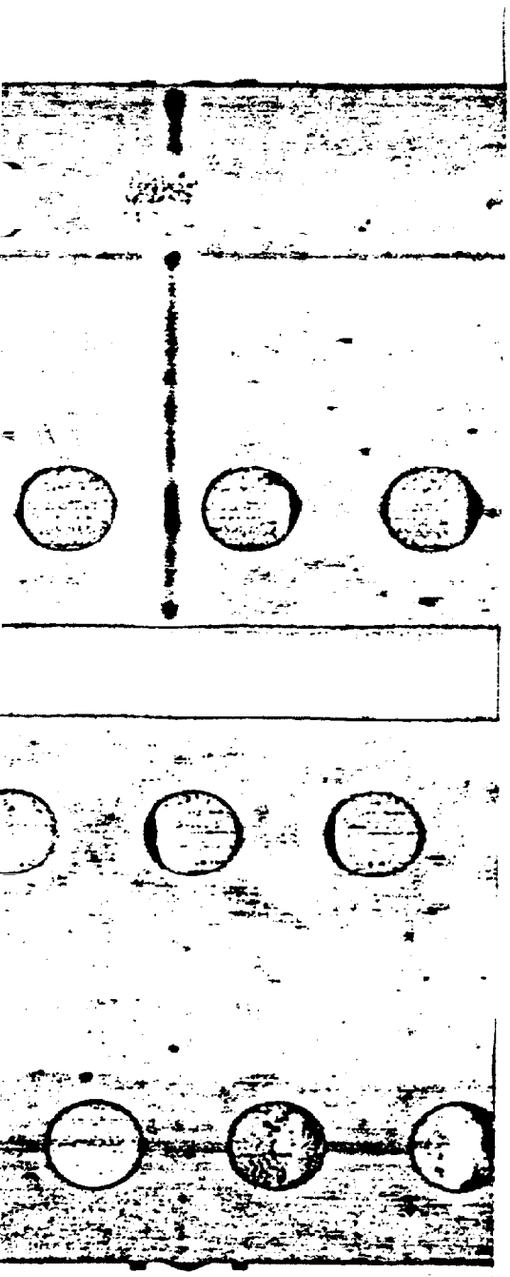
WITNESS my hand and official seal this the 15th day of February, 1996.

Dianne M. Catney
NOTARY PUBLIC

DIANNE M. CATNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/21/96

3621 02/16 0101 03CHECK 157.



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 699

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00
02/16/96 01 09:18 0001 8621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150976
IDENTIF. # REFERENCE

96 FEB 16 AM 9:1

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

No. 1006805