BOOK 10147 PG 314

0211488

IDENTIF. & REFERENCE 96

WARRANTY DEED

96 AUG -6 AM 10: 15

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **31st** day of **July, 1996** by and between

DESH DUSEJA and LATA DUSEJA, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

JOHN WOODALL and JUDY O'GUIN, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 5 ON THE PLAN OF SECTION TWO, LAKE COUNTRY, OF RECORD IN BOOK 5200, PAGE 664, REGISTER'S OFFICE, FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
BEING ALL THE SAME PROPERTY CONVEYED TO DESH DUSEJA AND WIFE, LATA DUSEJA BY DEED FROM GEORGE MARGRAVE AND WIFE, SHARMIN J. MARGRAVE OF RECORD IN BOOK 6190, PAGE 480 REGISTER'S OFFICE, FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Desh Duseja

DESH DUSEJA

Lata Duseja

LATA DUSEJA

BOOK 10147 PG 315

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DESH DUSEJA and LATA DUSEJA, HUSBAND AND WIFE**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 1996**.

David Bombardier
Notary Public

Commission Expiration: 1/25/98



STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$45,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John L Woodall
Affiant

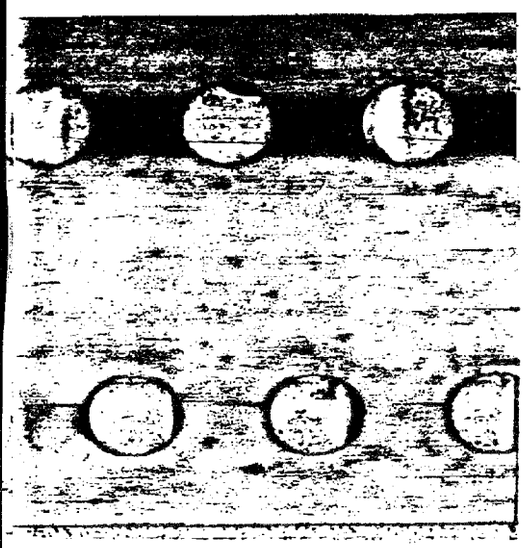
Subscribed and sworn to before me this **31st** day of **July, 1996.**

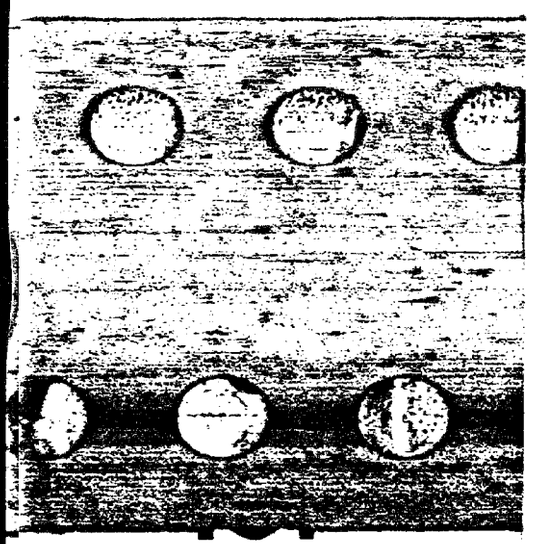
Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JOHN WOODALL JUDY O'GUIN 4630 WOODSIDE DRIVE OLD HICKORY, TN 37138	4630 WOODSIDE DRIVE OLD HICKORY, TN 37138 MAP PARCEL NUMBER 64-4-76

3748 08/06 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 316

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			08/06/96 01	10:18 0001 3748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211488 IDENTIF. # REFERENCE

96 AUG -6 AM 10: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1071313