0213633

IDENTIF. # REFERENCE 54

# WARRANTY DEED

96 AUG 12 AM 10:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10153 PG 647

THIS INSTRUMENT WAS PREPARED BY

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

**THIS INDENTURE**, made and entered into as of the **5th** day of **August, 1996** by and between

**DESH DUSEJA and LATA DUSEJA, HUSBAND AND WIFE** ,

hereinafter referred to as Grantor, and

**JOHN L. 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. 5B ON THE PLAN OF ZONE LOT DIVISION LOT 5 LAKE COUNTRY, AS OF RECORD IN BOOK 5200, PAGE 781, DAVIDSON COUNTY, TENNESSEE.**

BEING THE SAME PROPERTY CONVEYED TO DESH DUSEJA AND WIFE, LATA DUSEJA BY DEED 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 Dusija
**LATA DUSEJA**

**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 **5th** day of **August, 1996**.

DAVID BOMBARDIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

David Bombardier
Notary Public

Commission Expiration: 7/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

## VALUATION AFFIDAVIT

BOOK 10153 PG 648

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.

Tiffany D. Chenoweth
Affiant

Subscribed and sworn to before me this 5th day of August, 1996.

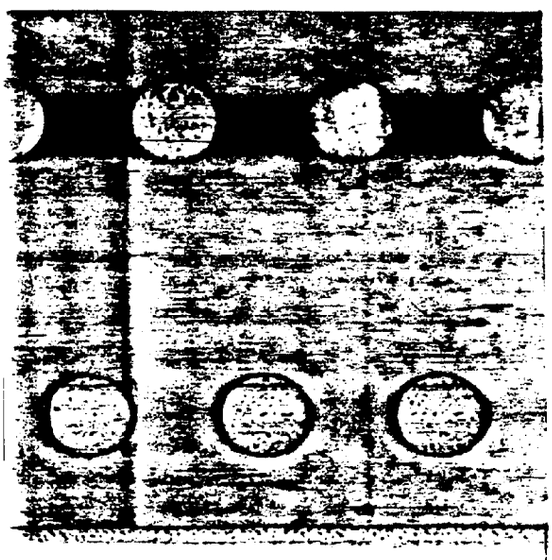
David Bombardier
Notary Public

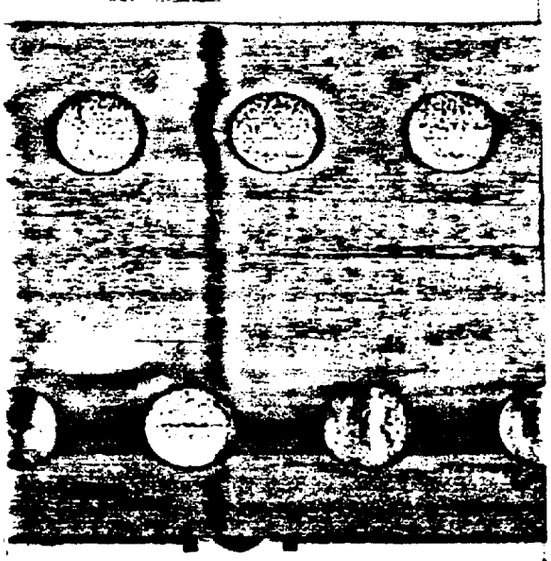
My Commission Expiration: 7/25/98

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DAVID BOMBARDIER

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN 37215 | JOHN WOODALL<br>JUDY O'GUIN<br>4628 WOODSIDE DRIVE<br>HERMITAGE, TN 37076 | 4628 WOODSIDE DRIVE<br>HERMITAGE, TN 37076<br><br>MAP PARCEL NUMBER<br>64-4-115 |

6057 08/12 0101 03CHECK 175.50





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10153 PG 649

| | | |
|---|---|---|
| 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 |
| 08/12/96 | 01 | | | 11:00 0001 6057 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13633
IDENTIF. ↑ REFERENCE

96 AUG 12 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 1018648