This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2780 Highway 31W
White House, TN 37188

Mail

BOOK 10243 PG 821

ADDRESS NEW OWNER:
Dipak Lachmandas and Harsha Lachmandas
2222 Tom Austin Hwy
Greenbrier, TN 37073

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 141
PARCEL 16.32

WARRANTY DEED

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, Herbert Piercey and wife, Sara D. Piercey, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dipak Lachmandas and wife, Harsha Lachmandas , hereinafter called the Grantees, their 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 Nos. 78, 79, 80 and the easterly 33 feet of Lot No. 81 on the Plan of C. E. Jackson's Subdivision of the Marable Lot, of record in Book 161, Page 86, Register's Office for said County.

Said Lot Nos. 78, 79, 80 and the easterly 33 feet of Lot No. 81 adjoin and front together 150 feet on the southerly side of Clifton Avenue, formerly Clifton Pike and extends back between parallel line 115 feet to an alley in the rear.

Being the same property conveyed to Herbert Piercey and wife, Sara D. Piercey , by deed of record in Book 7401, Page 534, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 3321 ABCD-3323 ABCD Clifton Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dipak Lachmandas and wife, Harsha Lachmandas, their heirs and assigns, forever; and we, Herbert Piercey and wife, Sara D. Piercey 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 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.

96 NOV -5 AM 9:20
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0243593
IDENTIF. & REFERENCE

Witness our hands this the 28th day of October, 1996.

Herbert Piercey

Sara D. Piercey

BOOK 10249 PG 822

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Herbert Piercey and wife, Sara D. Piercey 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 Springfield, Tennessee, this the 28th day of October, 1996.

Laconya L. Vaden
NOTARY PUBLIC

LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $ 92,000.00.

AFFIANT

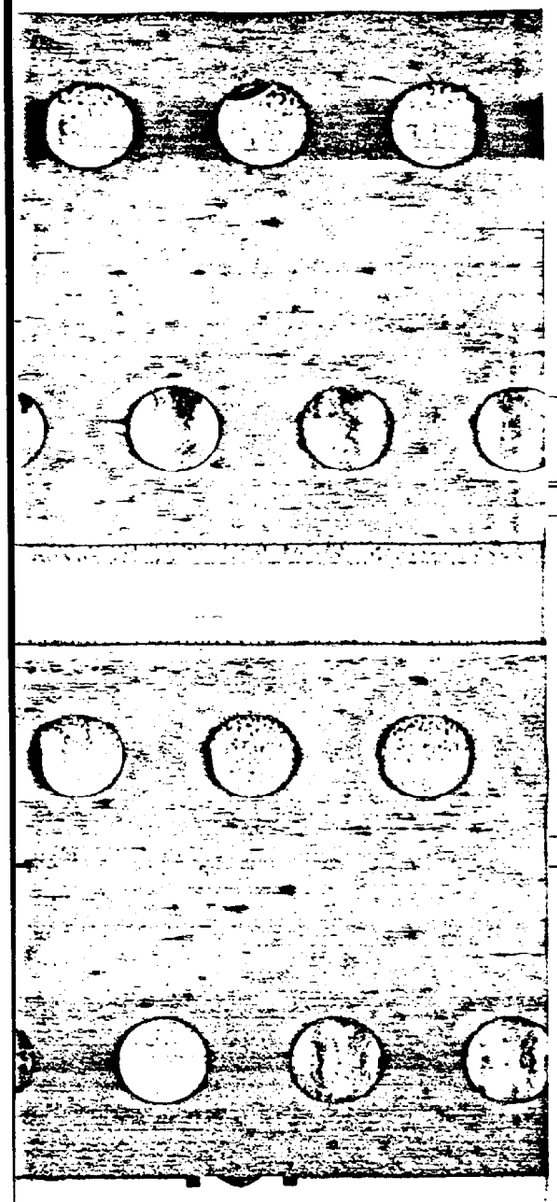
Subscribed and sworn to before me this 28th day of October, 1996.

Laconya L. Vaden
NOTARY PUBLIC
My Commission Expires:

LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-98

0083 11/05 0101 03CHECK 349.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10243 PG 823

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40
11/05/96	01	09:22	0001	8083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243593 IDENTIF. ↑ REFERENCE

96 NOV -5 AM 9:20

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1085010