BOOK 10578 PG 193

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Samuel Brown, Jr.
705 Wabash Place
Nashville, TN 37221

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 92-05-0; Parcel Number 298.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DIPAK LACHMANDAS** and wife, **HARSHA LACHMANDAS**, hereinafter called the Grantors, have bargained and sold and do hereby transfer and convey unto **SAMUEL BROWN, JR.** and wife, **BARBARA SPELLER-BROWN**, hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of 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, according to survey and plat of same of record in Book 161, page 86, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lots.

BEING the same property conveyed to Dipak Lachmandas and wife, Harsha Lachmandas by Warranty Deed from Herbert Piercey and wife, Sara D. Piercey of record in Book 10249, page 821, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 3321 ABCD & 3323 ABCD Clifton Ave., Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said tract or parcel of land in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 12th day of August, 1997.

Dipak Lachmandas
DIPAK LACHMANDAS

Harsha Lachmandas
HARSHA LACHMANDAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dipak Lachmandas and wife, Harsha Lachmandas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 12th day of August, 1997.

Notary Public

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel Brown, Jr.
Affiant

Subscribed and sworn to before me this 12th day of August, 1997.

Notary Public

My Commission Expires: September 15, 1998

03401 98
IDENTIF. # REFERENCE

97 AUG 22 AM 9:26
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

RECORDED TOTO 22/80 2014

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

RECEIVED OF _____

FOR _____

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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

CART
1500.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00
08/22/97 01 09:36 0001 9703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03401 98
IDENTIF. REFERENCE

97 AUG 22 AM 9:26

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1189231