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265

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Desh Duseja Land Trust	[NEW OWNER	[ ]
[2201 Murfreesboro Rd STE D-201[		[Map 129-15]
[Nashville, Tennessee 37201	[	[Parcel 90]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205 97-10-4633		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Desh R. Duseja and wife, Lata Duseja, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Desh Duseja Land Trust, Eckhardt Realty Corporation Trustee, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 & 70, described as follows:

Beginning on the southerly margin of Percy Warner Boulevard, at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 138.6 feet; thence eastwardly 150.77 feet to the westerly margin of an unnamed street; thence with the same northwardly 96.7 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwestwardly 38.08 feet to the southerly margin of Percy Warner Boulevard; thence with the same westwardly 105 feet to the beginning.

Being the same property conveyed to Desh R. Duseja and wife, Lata Duseja, by Warranty Deed from Donald J. Kiefer and wife, Jean E. Kiefer of Record in Book 5240, page 649, Register's Office of Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and the Deed of Trust of record in Book 9129, page 878, Register's Office for Davidson County, Tennessee. Grantors and Grantee agree that any mortgage interest deduction on the existing first mortgage and the property tax deduction for the years 1997 and 1998 shall be allocated to the Grantors if allowable by the Internal Revenue Service.

This is improved property commonly known as 842 Percy Warner Boulevard, Nashville, Tennessee 3205.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $175,000.00.

Affiant

[Subscribed and sworn to before me this 11th day of November, 1997

Notary Public

My Commission Expires: 3-6-99

97 DEC -9 PM 1:56

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of November, 1997.

Desh Duseja
Desh R. Duseja

Lata Duseja
Lata Duseja

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Desh R. Duseja and Lata Duseja with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 11th of November, 1997.

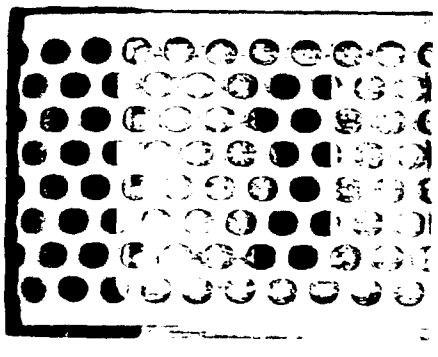
NOTARY PUBLIC

My Commission Expires: 3-6-99

NOTARY PUBLIC DAVIDSON CO. TENN.

AMOUNT WARRANTY DEED/LATA WD

9086 12/09 0101 03CHECK 656.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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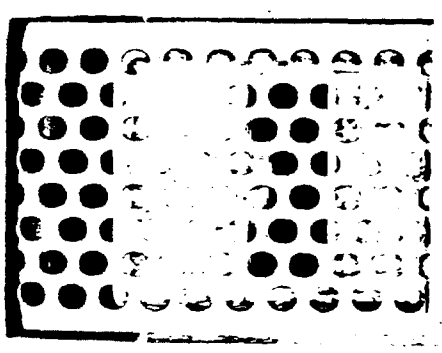
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/09/97 01 13:56 0001 9086



9378237
IDENTIFICATION
97 DEC -9 PM 1:55

No. 1229876