STATE OF TENNESSEE
COUNTY OF DAVIDSON

10510:098

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 12/16/99
(AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027
B-0039

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. George (NAME)	Jeff George (NAME)	42-12-75
416 Williams Avenue (ADDRESS)	525 Green Lane (ADDRESS)	42-12-85
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	White Creek, TN 37189 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dharmdeo N. Singh and Reva K. Singh, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey W. George

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:

See Exhibit "A" attached hereto for a complete description of said property.

9052 02/26 0101 CHECK 535.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAIL ENV.

98 FEB 26 AM 9:34

0105059

unimproved ( )
is improved (X) property, known as 416 Williams Avenue, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17th day of February 19 98

Dharmdeo N. Singh

Dharmdeo N. Singh

Reva K. Singh

Reva K. Singh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dharmdeo N. Singh and Reva K. Singh, husband and wife

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of February 19 98.

NOTARY PUBLIC AT LARGE KAREN L. TRUBY WILLIAMSON COUNTY, TENN.

My Commission Expires 12/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BK 10S10 PG 700

WARRANTY DEED

FROM

Dharmdeo N. Singh and Reva K. Singh,
husband and wife

TO

Jeffrey W. George

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

Exhibit "A"

Two Parcels of land in Davidson County, Tennessee and being more particularly described as follows:

Tract 1:

Beginning at an iron rod situated in the northerly margin of Williams Avenue (50 foot right-of-way) said point being the southwest corner of the William Forrest Bryan property; thence North 11 degrees 48' 42" East a distance of 701.88 feet to a point; thence North 78 degrees 09' 07" West a distance of 296.00 feet to a point; thence South 11 degrees 45' 36" West a distance of 360.07 feet to a point; thence South 70 degrees 37' 36" East, a distance of 182.88 feet to a point; thence South 12 degrees 00' 56" West, a distance of 317.18 feet to a point; thence South 77 degrees 48' 42" East, a distance of 115.52 feet to the point of beginning.

Being that same property conveyed to Dharmdeo N. Singh and wife, Reva K. Singh by deed from William F. Bryan and wife, Lettie L. Bryan of record in Book 6546, Page 539, said Register's Office.

Tract 2:

Beginning at an iron rod situated in the northerly margin of Williams Avenue (50-foot right-of-way), said point also being the southeast corner of the Mattie O. Dunn property:

Thence along, said right-of-way, South 78 degrees 16' 31" East a distance of 17.28 feet to a point; thence North 12 degrees 25" 32" East, a distance of 148.00 feet to a point; thence South 78 degrees 16' 31" East, a distance of 85.00 feet to a point; thence North 12 degrees 25' 32" East, a distance of 26.41 feet to a point; thence South 77 degrees 42' 13" East a distance of 103.85 feet to a point; thence North 12 degrees 46' 40" East, a distance of 528.14 feet to a point; thence North 78 degrees 09' 07" West, a distance of 216.90 feet to a point; thence South 11 degrees 48' 42" West a distance of 701.88 feet to the point of beginning.

Being that same property conveyed to Dharmdeo N. Singh and wife, Reva K. Singh of record in Book 6546, Page 542, said Register's Office.

This conveyance is made subject years taxes not yet due and payable, and easements of record in Book 5515, page 970 and Book 5515, Page 973, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 10810 PG 702

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

Total $535.00

CAMT 140000.00
MOR TX 518.00
PRFEE 1.00
MISC 16.00
TOTAL 535.00
CHECK 535.00
02/26/98 01 09:33 0001 8052

VOID
MOR TX 518.00-
CON TX 518.00
TOTAL 0.00
CHECK 0.00
02/26/98 01 09:33 0001 8052

98 FEB 26 AM 9:33

0405059 INSTRUMENT # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1258515