BOOK 10955 PG 985

39-F

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: [illegible] 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deepak Talreja (NAME)	Owner (NAME)	MAP 117-3F
110 Bonnie Briar Lane (ADDRESS)	(ADDRESS)	PARCEL 10
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(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, Mark A. Christian and wife, Peggy A. Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deepak Talreja and Reena Talreja

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 Unit No. 10 on the Plan of Bonnie Briar, as of record in Book 6900, page 423, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. Christian and wife, Peggy A. Christian, by deed from Harrison Development Company, Inc., of record in Book 9264, page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

044569 IDENTIF. & REFERENCE

98 JUN -2 AM 10:31

4368 06/02 0101 03CHECK 571.03

unimproved ( )
This is improved (X) property, known as 110 Bonnie Briar Lane, Nashville, TN 37212
(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 27th day of May 19 98

Mark A. Christian

Peggy A. Christian
Peggy A. Christian

Blk-1955 PG 956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned 1955:956 Notary Public in and for said County and State, the within named Mark A. Christian and wife, Peggy [illegible]

the bargainor s, 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 and official seal at Nashville, Tennessee, this 7th day of May, 19 98.

Commission expires April 22, 2001

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

Warranty Deed from Mark A. Christian and wife, Kathie A. Christian, to Deepak Talreja and Reena Talreja.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 10955 PG 987

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
151900.00
CON TX 562-03
PRFEE 1-00
WDEED 8-00
TOTAL 571-03
CHECK 571-03

06/02/98 01 10:33 0001 4368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444569
IDENTIF. & REFERENCE

98 JUN -2 AM 10:31

No. 1300301