26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation, Trustee for Desh Duseja Land Trust 2201 Murfreesboro Rd D201 Nashville, TN 37217	NEW OWNER	Map 82-4 Parcel 380

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

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, I, Desh R. Duseja and wife, Lata Duseja(the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for Desh Duseja Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 and the westerly 17.5 feet of Lot No. 9 on the plan of James Burns' Subdivision, of record in Book 421, page 40, Register's Office for said County.

Said Lot and part of said lot front together 67.5 feet on the northerly margin of Petway Avenue and extends back between parallel lines, along the easterly margin of McFerrin Avenue, 150 feet to an alley.

Being the same property conveyed to Desh R. Duseja by Warranty Deed from William H. Cage, an unmarried person of record in Book 5937, page 893, said Register's Office Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This conveyance is subject to a Deed of Trust executed by Desh R. Duseja and wife, Lata Duseja to Metropolitan Federal Savings and Loan Association of record in Book 6272, page 901, said Register's Office for Davidson County, Tennessee. Grantee herein agrees to assume and pay.

This is improved property commonly known as 901 Petway Avenue, Nashville, Tennessee 37206.

The property herein conveyed is subject to a perpetual easement to widen McFerrin Avenue, of record in Book 1816, page 429, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for
[this transfer is $45,000.00.

Affiant

[Subscribed and sworn to before me this 15th day of July, 1998.

Notary Public

[My Commission Expires 3-6-99

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 successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantor is 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, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 1998.

Desh R. Duseja

Lata Duseja

Desh R. 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 Desh R. Duseja and wife, Lata Duseja, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of July, 1998.

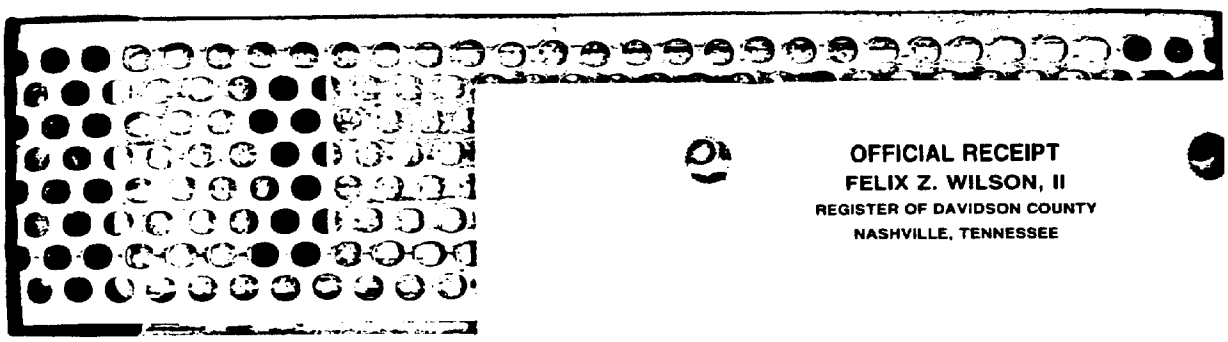
NOTARY PUBLIC

My Commission Expires: 3-6-99

98 AUG -3 PM 4:11
FELIX Z. MILLSAPS REGISTER
DAVIDSON COUNTY, TN.

1753 08/03 0101 03CHECK 181.50

IDENTIF. & REFERENCE
04701 29



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

RECEIVED OF _____

FOR _____

BOOK 11048 PAGE 617

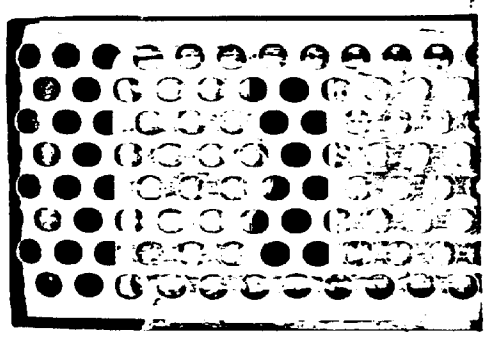
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 45000.00	
			CON TX 166.50	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 181.50	
			CHECK 181.50	
08/03/98	01		16:12 0001 1753	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04701 29
IDENTIF. ◄ REFERENCE
98 AUG -3 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327356