prepared by

TN1I04174

63

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
~~2630 ELM HILL PIKE, SUITE 100~~
NASHVILLE, TN 37214

BOOK 11132 PAGE 744

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $52,000 ^2

Affiant

Subscribed and sworn to before me, this 25th day of September, 1998.

My commission expires:_____

Notary Public

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Dec. 21, 1999

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
1711 23RD AVE N NASHVILLE, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 081-10-0/241.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

DIPAK LACHMANDAS AND WIFE, HARSHA LACHMANDAS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROGER EVANS AND GLORIA EVANS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 380, ON THE PLAN OF J. H. T.J. AND G. W. HARDINGS ADDITION, OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO DIPAK LACHMANDAS AND WIFE, MARSHA LACHMANDAS BY WARRANTY DEED FROM ROBERT L. MOSELEY, JR., A SINGLE MAN DATED FEBRUARY 15, 1996 AND RECORDED FEBRUARY 16, 1996 IN BOOK 9949, PAGE 697, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1711 23RD AVE N, NASHVILLE, TN

BOOK 11132 PAGE 745

This conveyance is made subject to:

1. 19 98 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of September, 1998.

Dipak Lachmandas

Harsha Lachmandas

State of Tennessee
County of DAVIDSON

On this 25th day of September, 1998, before me personally appeared DIPAK LACHMANDAS and HARSHA LACHMANDAS, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My commission expires:

Notary Public

HAROLD ★ SHELBY COUNTY, TENN. NOTARY PUBLIC AT LARGE

My Commission Expires Dec. 21, 1999

04938

98 SEP 30 AM 9:40

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

7113 09/30 0101 03CHECK 20.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11132 PAGE 746

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	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	203.40
			CHECK	203.40

09/30/98 01 09:42 0001 7113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493811
IDENTIFICATION REFERENCE

98 SEP 30 AM 9:40

DAVIDSON COUNTY, TN

No. 1352421