0493906

File in Box No. 19 B

#98-9-52-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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98 SEP 30 AM 11:04

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 40331
Dav. Co. File: Box 8

BOOK 11133 PAGE 241

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Narayan M. Prachand Shelia N. Prachand 103 Bonnie Briar Lane Nashville, Tennessee 37212	FIRST TRUST MORTGAGE COMPANY 6525 Quail Hollow Road Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 117-03-F-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 136000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eduardo W. Quesada, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Narayan M. Prachandand wife Shelia N. Prachand,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 3 on the Plan of Bonnie Briar of record in Plat Book 6900, Page 423, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Eduardo W. Quesada, a single person by deed from Theodore Elliott Wiltsie, married of record in Book 9253, Page 185, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 6900, Page 423, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof.; An easement for ingress/egress purposes by and between Harrison Development Company, Inc., and Martin J. Burns of record in Book 7403, Page 737, and rerecorded in Book 7472, Page 939, said Register's Office.; The property described herein fronts on Bonnie Briar Lane which is a private road.

This instrument is executed on behalf of by Dan Stewart as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 103 Bonnie Briar Lane, Nashville, Tennessee 37212

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

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 1998.

Eduardo W. Quesada
by Dan Stewart attorney in fact

Eduardo W. Quesada, By: Dan Stewart, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of September, 1998, before me the undersigned authority, personally appeared Dan Stewart to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 136000.00

Affiant

Sworn and subscribed before me on the 28th day of September, 1998.

Notary Public

My Commission Expires: 7/24/98

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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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 **Dan Stewart**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Eduardo W. Quesada**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 1998.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Eduardo W. Quesada

TO: Amit N. Prachand, Narayan M. Prachand and Shelia N. Prachand

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Dan Stewart, Affiant

Sworn to and subscribed before me this

28th day of September, 1998.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

7208 09/30 0101 03CHECK 518.27

Wldoc: PAS Exhib WD—9/91

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 136000.00
				CON TX 503.20
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 518.20
				CHECK 518.20
09/30/98	01			11:06 0001 7208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493906
IDENTIFICATION REFERENCE

98 SEP 30 AM 11:04

DAVIDSON COUNTY, TN

No. 1352516