WARRANTY DEED

BOOK 11193 PAGE 158

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Michael Ashcraft
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/30/98.

Angela M Smith
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Middle TN Escrow, LLC , 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Berry	Paul Berry	
(NAME)	(NAME)	
100 Rustic Court	100 Rustic Court	084 - 06-0 020.0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Radhakanta Mishra and wife, Gita Mishra, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Berry & Wanda Leatherwood*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: *, both unmarried

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Sunny Acres, Section V, as of record in Book 3300, page 15, Register's Office for said County, Tennessee described as follows:

Said Lot No. 135 begins at a point in the westerly margin of Rustic Court at the dividing line between Lots Nos. 135 and 136; thence westerly along said dividing line, 150.5 feet to a point; thence northerly 218.7 feet to a point in the southerly margin of Windemere Drive; thence easterly along the southerly margin of said Drive, 101.06 to the beginning of a curve; thence around said curve 36.74 feet to a point; thence southerly along the westerly margin of Rustic Court, 310 feet to the point of beginning.

Being the same property conveyed to Radhakanta Mishra and wife, Gita Mishra by deed from D. W. Wolfe and wife, Doriscelle Wolfe of record in Book 4586, Page 184, said Register's Office.

Subject to restrictions of record in Book 3278, Page 410 and all matters shown on the Plan of Record.

unimproved ☐
This is improved ☒ property, known as 100 Rustic Court, Nashville, TN 37214
(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.

0509334
IDENTIF. ↑ REFERENCE

98 NOV -6 AM 9:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3598 11/06 0101 03CHECK 621.50

Witness my/our hand(s) this 30th day of October, 1998.

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Radhakanta Mishra

Radhakanta Mishra

Gita Mishra

Gita Mishra

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Radhakanta Mishra and wife, Gita Mishra the bargainor(s), with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person(s), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, at office, this 30 day, of October, 1998.

Witness my hand and official seal at Nashville, Tennessee this, 30th day of October, 1998

Commission expires:

May 24, 2002

Angela M Smith

Notary Public

NOTARY PUBLIC AT LARGE

DAVIDSON

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50

11/06/98 01 09:54 0001 3598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509334
IDENTIF. & REFERENCE

98 NOV -6 AM 9:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368729