JW

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOOK 11591 PG. 119

NEW OWNER:

Dileep S. Sachan and
Ravi C. Sachan
2203 Sharondale Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:

Union Planters Bank
PO Box 2926
Memphis, TN 38101-2926

MAP & PARCEL

117-02-0 181.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Dileep S. Sachan
AFFIANT

Sworn to and subscribed before me this 23 day of July, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-(4-03)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, REBECCA J. WILLIAMS, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto DILEEP S. SACHAN and RAVI C. SACHAN, hereinafter called the "GRANTEES", their 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 part of Lots Nos. 23 and 25, on the Plat of W. V. Davidson's Hillsboro Highlands of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, described according to a survey made by Ragan & Smith & Associates, Inc., dated November 6, 1975, as follows:

SAID Part of Lot Nos. 23 and 25 fronts 79.8 feet on the southwesterly margin of Sharondale Drive and extends back 224.7 feet on the easterly line and 266 feet on the westerly line, to a line on the rear on which it measures 67.5 feet.

BEING the same property conveyed to Stewart P. Williams and wife, Rebecca J. Williams, by Warranty Deed from James L. Marshall, Jr. and wife, Deborah W. Marshall, of record in Book 6471, page 923, Register's Office for Davidson County, Tennessee. The said Stewart P. Williams having since died.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she 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 follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel No. 117-02-0 181.00.

2. All matters appearing on the Plat of W. V. Davidson's Hillsboro Highlands of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4058, page 531, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 2203 Sharondale Drive, Nashville, Tennessee 37215.

WITNESS our hands this 23rd day of July, 1999 in Brentwood, Tennessee.

Rebecca J. Williams
REBECCA J. WILLIAMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca J. Williams, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 1999.

Notary Public

My commission expires: 2/23/02

06167.43
IDENTIF. & REFERENCE

99 JUL 27 PM 3:49
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

REC. $20.00
TAX $.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11591 PG. 121

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0616743

IDENTIF. ↑ REFERENCE

99 JUL 27 PM 3:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CK

	235000.00
CO TX	869.50
PRFEE	1.00
MISCEL	8.00
CFEE	2.00
TOTAL	880.50
CHECK	880.50

07/27/99 01 15:52 0001 TF08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496172