99 JUL 30 PM 2:28
ALL GAINSLETT REGISTER
DAVIDSON COUNTY, TN
IDENTIF. & REFERENCE
06181122

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41157
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tamara R. King 905 Kable Circle Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 172-15-A-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Romi Pradhan and spouse, Hisako Pradhan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tamara R. King,** 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, Tennesee, being Lot No. 98 on the Plan of Section Eight Holt Woods of record in Plat Book 9700, Page 96, Register's Office for said County.

SAID Lot No. 98 fronts 60.58 feet on the broken southerly margin of Kable Circle and exttends back 108.00 feet on the easterly lines and 108.00 feet on the westerly line to a dead line in the rear, measuring 63.36 feet thereon.

BEING the same property conveyed to Romi Pradhan and wife, Hisako Pradhan by deed from Claridge Builders Co., LLC of record in Book 10169, page 237, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 96, said Register's Office, which Plan shows a 20 foot minimum building setback line from Kable Circle, together with a designated building site and 2.5 x 25 utility anchor easement located on the northeasterly and northwesterly front corners of said lot ; The Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 13, Book 9570, page 22, Book 9933, page 153, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 905 Kable Circle, Nashville, TN 37211

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.

07/30/99 01:01 RECEIPT# 554.90

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 27th day of July, 1999.

Romi Pradhan

Hisako Pradhan

ANA BALTRONS
Commission # 1108582
Notary Public — California
Santa Clara County
My Comm. Expires Sep 23, 2000

State of California
County of SANTA CLARA

On this 27TH day of July, 1999, before me the undersigned authority, personally appeared **Romi Pradhan** and **Hisako Pradhan**, 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: 9-23-2000

Notary Public

ANA BALTRONS
Commission # 1108582
Notary Public — California
Santa Clara County
My Comm. Expires Sep 23, 2000

State of California
County of SANTA CLARA

On this 27TH day of July, 1999, before me the undersigned authority, personally appeared **Romi Pradhan** and **Hisako Pradhan**, 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: 9-23-2000

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: $ 147,000.00

Affiant

Sworn and subscribed before me on the 29th day of July, 1999.

SHAWN E. KUDRIK
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

My Commission Expires: _____

Notary Public

My Commission Expires: [illegible]

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11596 PAGE 371

06/18/22
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 2:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	147000.00
CON TX	543.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	554.90
CHECK	554.90

07/30/99 01 14:31 0001 9467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497707