Instr:200001190006108 Page: 1 OF 2
REC'D FOR REC 01/19/2000 9:33:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $567.58

Tennessee

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 2, 1998, and recorded in Book 10964, Page 240 in the Register's Office of Davidson County, Tennessee, Alfred F. Gawlas III, conveyed to Arnold M. Weiss, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on January 4, 2000, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Desh R. Duseja and wife, Lata Duseja, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Fifty-Three Thousand Four Hundred and 00/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Desh R. Duseja and wife, Lata Duseja of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said Desh R. Duseja and wife, Lata Duseja, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 2 on the plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 & 70, described as follows: Beginning on the southerly margin of Percy Warner Boulevard, at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 138.6 feet; thence eastwardly 150.77 feet to the westerly margin of an unnamed street; thence with the same northwardly 96.7 feet to the beginning of a curve; thence around said curve; having a radius of 25 feet, northwestwardly 38.08 feet to the southerly margin of Percy Warner Boulevard; thence with the same westwardly 105 feet to the beginning.

Alfred F. Gawlas, III obtained title to the above referenced real estate by Deed of record in Book 10964, Page 237, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE County Of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is 153,400.00

Affiant

Sworn and subscribed befor me this 5th day of January, 2000

My commision expires: 11-29-03

Notary Public

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Desh R. Duseja and wife, Lata Duseja, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Trustee, has on January 4, 2000 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 4, 2000 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
842 Percy Warner,
Nashville, Tennessee 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Desh R. Duseja and wife, Lata Duseja
842 Percy Warner
Nashville, TN 37205

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296