Return To: File Box 9B
First Title & Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
#21910

~~RECORD AND RETURN TO:~~ Prepared by:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42554

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/03 12:25 2pgs
Fees:13.00 Taxes:597.55

20031106-0163192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$161,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 31st DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

GERALD R. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WILLIAM HERBERT ALLEN, JR. **514 Holly Hill Court** **Nashville, TN 37221**	Columbia National Mortgage 109 Hazel Path, Suite #3 Hendersonville, TN 37075	**142-11-48**

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 OF WHICH IS HEREBY ACKNOWLEDGED **We, DESH DUSEJA and wife, LATA DUSEJA**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM HERBERT ALLEN, JR.**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Valley West Subdivision, Section II, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 41 feet on the northerly margin of Holly Hill Court and extends back 189.3 feet on the westerly line and 245.08 feet on the easterly line, to a broken line in the rear measuring 258.66 feet thereon.

Being the same property conveyed to Desh Duseja by deed from Robert M. Wilson, Jr., Substitute Trustee, by deed form Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument Number 20000907-0088540, Register's Office for Davidson County, Tennessee.

This property is improved known as 514 Holly Hill Court, Nashville, Tennessee 37221

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.

WITNESS OUR HANDS THIS 31st DAY OF OCTOBER, 2003.

Desh Duseja
DESH DUSEJA

Lata Duseja
LATA DUSEJA

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 DESH DUSEJA and wife, LATA DUSEJA, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of October, 2003.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06