Box 64

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 14:10 2pgs
Fees:13.00 Taxes:153.55

20040318-0030996

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$41,500.00.**

Affiant

Subscribed and sworn to before me this 17th day of March

Notary Public
My Commission Expires:
(Affix Seal)

KATHERINE H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Lane Wallace | SAME | 94-1-258 |
| 1801 Greypointe Drive | | |
| Brentwood, TN 37027 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Desh R. Duseja and wife, Lata Duseja**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lane Wallace and Amy Wallace, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 73 on the plan of Section One, Revised, Shelby Heights, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 73 fronts 68.0 feet on the westerly margin of South 14th Street and extends back 114.0 feet on the northerly line and 113.1 feet on the southerly line to a dead line at a 15 foot alley measuring 46.58 feet thereon.**

**Being the same property conveyed to Desh R. Duseja and wife, Lata Duseja, by deed from Jerry E. Taylor and wife, Sue M. Taylor, on June 4, 1982, of record in Book 5895, page 44, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 171, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2810, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as: **906 South 14th Street, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 17, 2004.

Desh R. Duseja
**Desh R. Duseja**

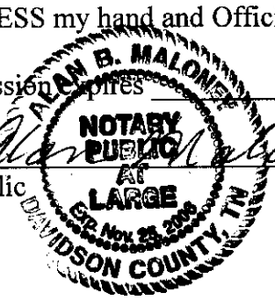
Lata Duseja
**Lata Duseja**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Desh R. Duseja and wife, Lata Duseja** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17, 2004

My commission expires _____




_____
Notary Public