WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 05/26/04 14:10 2pgs
Fees:13.00 Taxes:713.36

20040526-0061974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 24, 2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. WILLIAM TIMOTHY

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine A. Hassler	United Mortgage Lenders, Inc.	Map 097-08-0 Parcel 023.00
(NAME)	(NAME)	
4100 Helena Bay Court	402 BNA Drive, Suite 205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Suresh G. Dayal and wife, Kovashalia N. Dayal**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine A. Hassler and Rachel Hassler, as joint tenants with the right of Survivorship and not as Tenants in Common**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Lake Park, Section 8, as of record in Book A885, Page 184, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suresh G. Dayal by QuitClaim Deed recorded in Instrument #20030127-0010951, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 4100 Helena Bay Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of May, 2004.

Suresh G. Dayal

Kovashalia N. Dayal

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Suresh G. Dayal and wife, Kovashalia N. Dayal the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 5/24/2004.

Commission expires:

WILLIAM TIMOTHY KELLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

Notary Public