WARRANTY DEED

G-CBB-04-8228

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2004.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pearl A. Harp, Trust #2	same	
8228 Spring Ridge ~~Ct.~~ Drive	(NAME)	155-15-44.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DESH RAY DUSEJA AND WIFE LATA DUSEJA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEARL A. HARP, TRUSTEE FOR THE V. RAY AND PEARL A. HARP, TRUST #2 AS TO ONE-HALF (1/2) UNDIVIDED INTEREST AND TRACY D. HARP, UNMARRIED, AS TO ONE-HALF (1/2) UNDIVIDED INTEREST

, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of the First Revision of McCrory Heights as of record in Plat Book 9700, page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Subject to all matters as set forth per Plat Book 9700, Page 162, Register's Office for said County.

Being the same property conveyed to Desh R. Duseja and wife, Lata Duseja by Warranty Deed date Septemeber 26, 1997 and filed for record on September 29, 1997 in Book 10625, Page 332 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8228 Spring Ridge Ct., Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of October, 2004.

Desh Ray Duseja

Lata Duseja

Lata Duseja

Davidson County DEEDWARR
Recvd: 11/03/04 09:45 2pgs
Fees:13.00 Taxes:1128.13

20041103-0132222

STATE OF Tennessee
COUNTY OF Davidson

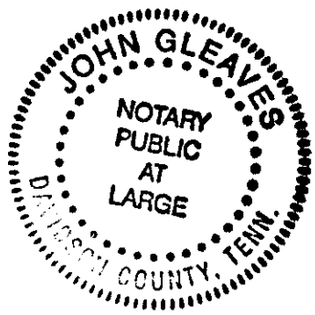
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Desh Ray Duseja and Lata Duseja, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of October, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903