WARRANTY DEED

BOOK 4363 PAGE 457

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vishnu Chowbay	Murphree Mortgage Co.	Map 80-12
(NAME)	(NAME)	
3209 Crowe Drive	226 3rd. Ave. No.	par 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M.O.
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Twelve Thousand ($12,000.00) and no/100 - *Dollars,*

of which $3,576.83 has been paid in cash by Vishnu Chowbay and wife Philomena Chowbay, the receipt of which is hereby acknowledged and for the remainder the said Vishnu Chowbay and wife Philomena Chowbay assumes and agrees to pay the unpaid balance of $8,423.17 of an original indebtedness of $9,350.00 secured by deed of trust executed by William Edward Grooms and wife, to Raymond L. Davis Jr. Trustee of record in book 3597, page 137, Register's Office for said County.

I, Catherine Keef

have this day bargained and sold, and do hereby transfer and convey unto the said

Vishnu Chowbay and wife Philomena Chowbay

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 312 on the Plan of Section I, Bordeaux Gardens, of record in book 3300, page 91, Register's Office for said County.

Said lot No. 312 fronts 62.35 feet on the westerly side of Crowe Drive and runs back 131.2 feet on the northerly line and 142 feet on the southerly line to a dead line in the rear on which it measures 56.5 feet

Being the same property conveyed to Catherine Keef by deed from John P. Fleming and wife of record in book 4212, page 760, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 8TH day of September 19 69

Affiant Vishnu Chowbay.

My commission expires: 1-21-71 (Affix Seal)

Notary Public H B Duncan

This is improved {X} unimproved property, known as 3209 Crowe Drive (House Number) Nashville, Tenn. (Street) (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said

Vishnu Chowbay and wife Philomena Chowbay

their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vishnu Chowbay and wife Philomena Chowbay their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 8TH *day of* September 19 69 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Catherine Keef

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Catherine Keef

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 8TH *day of* September, 1969

H B Duncan
Notary Public

Commission expires Jan-21-1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Catherine Keef

TO
Vishnu Chowhay, etux

A 53430

IDENTIF. REFERENCE

SEP 9 1 33 PM '69

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

SEP-9 69	CONV	12,000.00			
SEP-9 69	S'TAX		A*	31.20	
SEP-9 69	PR'FEE		A*	.50	
SEP-9 69	W'DEED		A*	3.00	* 34.70

Mail to - Duncan Realty Co
4517 - Charlotte Ave
37209