BOOK 4791 PAGE 974

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Nagender P. Kaza et al (NAME)	Commerce Union Bank (NAME)	Map -34-13
155 Wellworth Ave. (STREET ADDRESS OR ROUTE NUMBER)	400 Union St, (STREET ADDRESS)	Parcel : 81
Madison Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	F.B. No.11 D 29325

WARRANTY DEED

For and in consideration of the sum of TEN &00/100----------($10.00)
----------DOLLARS

cash in hand paid the receipt of which is hereby acknowledged and for other good and valuable consideration and grantees further agreeing and assuming the balance of mortgaged indebtedness payable to Commerce Union Bank as evidanced by deed of trust as of record in Book 4302, Page 743, Register's Office for Davidson County, Tennessee,

I, Michael Claxton, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Nagender P. Kaza, Unmarried, and Jagannath B. Annam and Wife, Laxmi Annam ,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No.14, Block A, Eastlawn Sub Division, as of record in Book 547, Page 154, Register's Office For Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly side of Wellworth Drive and runs back between parallel lines 120 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Michael Claxton, unmarried, by deed from Steve M. Anderson and Wife, Carol A. Anderson as of record in Book 4646, Page 923, Register's Office for Davidson County, Tennessee.

FEB27	CONV	17,500.00			
FEB27	STTAX		A*	45.50	
FEB27	PRFEE		A*	.50	
FEB27	WDEED		A*	4.00	* 50.00

This is unimproved ( ) improved (X) property, known as 155-157 Wellworth Drive, Madison, Tennessee, 37115
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of February, 1974.

Michael B Claxton

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William H. Dorris, a Notary Public in and for said County and State, the within named Michael Claxton

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 19 74.

My commission expires 11-3-76 Notary Public William H. Dorris

WILLIAM H. DORRIS NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ____

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

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

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $17,500/-
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 21st day of February, 19 74.

My commission expires 4-25-1976 Notary Public Robert C. Pritchett (Pritchett)

ROBERT C. PRITCHETT NOTARY PUBLIC DAVIDSON COUNTY, TN

This instrument was prepared by:

J.B. Annam, Attorney At Law, 626, Gallatin Rd., Madison, TN 37115
Name Address

mail to

WARRANTY DEED

FROM

MICHAEL CLAXTON

TO

NAGENDER P. KAZA AND OTHERS

NAGENDER P. KAZA AND OTHERS

043635

IDENTIF. REFERENCE

FEB 27 3 06 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219