FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,199.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 1975

Notary Public

MY COMMISSION EXPIRES: 2-15-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rama I. Mani (NAME) | National Mortgage Company (NAME) | 6DA 15374 |
| 940 Gale Lane, Unit 131 (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Map 118-5 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | Par 45 |

FOR AND IN 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~~, I, DAISY B. WEST, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMA I. MANI, an unmarried person

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 a certain building site or lot, designated as No. 11-A, and further identified as Parcel No. 45, on Property Map No. 118-5A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Daisy B. West, an unmarried person by deed from St. Martin, Inc., a Tennessee corporation, of record in Book 4711, page 771, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE of said property is made expressly subject to the following: 1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement all owners of lots within St. Martin Square be menbers of the St. Martin Square Association, subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, and recorded in Book 4611, page 682, as amended in Book 4710, page 244, said Register's Office, which said instruments are included in this deed by reference and made a part hereof by reference thereto. 2. Easements, access limitations, conditions of the owner's certificate and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid. 3. The fee title herein conveyed shall not extend beyond the individual lot line or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to National Mortgage Company of record in Book 4711, page 773, Register's Office for*

This is improved (X) unimproved ( ) property, known as 940 Gale Lane, Unit 131, Nashville, Tennessee
(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 14th day of March, 19 75

Daisy B. West

*Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAISY B. WEST

the 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 14th day of March 1975

Commission expires 2-5-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

ns

WARRANTY DEED

FROM

DAISY B. WEST

TO

RAMA I. MANI

C 90938

IDENTIF. REFERENCE

MAR 17 3 41 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 17 75 | CONV | 24,199.55 | | | |
| MAR 17 75 | S'TAX | | A* | 62.92 | |
| MAR 17 75 | PR'FEE | | A* | .50 | |
| MAR 17 75 | W'DEED | | A* | 4.00 | * 67.42 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Book