BOOK 4940 PAGE 277

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
J.B.ANNAM ET UX	COMMERCE UNION BANK	Map 27-
(NAME)	(NAME)	
2423 Mansker Drive	Fourth & Union	Parcel-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville,TN.37115	Nashville,TN. 37201	F.B.# 10 D
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	44105

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10/-) ---------- **DOLLARS**

cash in hand paid and for other good and valuable consideration the receipt of which is hereby acknowledged and grantees further agreeing and assuming the unpaid loan balance of a note in the original principal sum of $38,500/- payable to Commerce Union Bank as evidenced by Deed of Trust as of record in Book4780, Page 413, Register's Office of Davidson County, Tennessee and Grantors agreeing to assume the payment of indebtedness payable to Commerce Union Bank, Madison Branch, evidenced by Deed of Trust as of record in Book 4787, Page 968 , Register's Office of said county, Tenn.,and grantors also further agreeing to assume the payments of any other indebtedness of any kind including furnishers' lien of record in Book 4905, Page 847, R.O. D.C.
We, S.G. Chikkannaiah and Wife, Nalini Chikkannaiah ----------

have bargained and sold, and by these presents do transfer and convey unto the said J.B.Annam and Wife, Varalaxmi ----------

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.32 on the Plan of Mansker Meadow, Section II, a plan of which is of record in Book 2663, Pages 15 and 16, Reggister's Office for said county,Tennessee.

Said Lot No. 32 as shown on the said plan fronts 120.36 feet on the easterly side of Mansker Drive and extends back 675 feet,more or less, on the north line and 728 feet,more or less, on the south line to the centerline of Mansker Creek on which it measures 200 feet more or less.

Being the same property conveyed to S.G. Chikkannaiah and Wife, Nalini Chikkannaiah, by deed from Sam Tinnin and N.C. Berger,d/b/a Tinnin and Berger Construction Company, as of record in Book 4780, Page 411, Register's Office of said county,Tennessee.

We hereby also assign, transfer, convey to the grantees our right, title and interest in escrow account with first mortgage holder.

This is unimproved ( ) improved (X) **property, known as** 2423 (House Number) Mansker Drive (Street)
Goodlettsville (P. O. Address) TN. (City or Town) 37115 (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 30 th **day of** April, 19 75.

x S.G. Chikkannaiah

x Nalini Chikkannaiah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. G. Chikkannaiah and Wife, Nalini Chikkannaiah,

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

Witness my hand and official seal at MADISON, this 30 th day of April, 1975

My commission expires September 5, 1976 Notary Public

AUG 11 75 CONV 58,000.00
AUG 11 75 S'TAX A* 150.80
AUG 11 75 PB'FEE A* .50
AUG 11 75 W'DEED A* 4.00 * 155.30

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 $ 58,000/-
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30th day of April, 1975
My commission expires September 5,1976 Notary Public

This instrument was prepared by:

JAG ANNAM, ATTORNEY AT LAW, 699 W.Main St. Hendersonville,TN.37075

Name Address

WARRANTY DEED

FROM S. G. Chikkannaiah et ux

TO J.B.Annam et ux.

D 10543

IDENTIF. REFERENCE

AUG 11 2 31 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/75