BOOK 5015 PAGE 285

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Qamar A. Khan (NAME)	Commerce Union Bank (NAME)	
333 21st Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	1313 21st Avenue, South (STREET ADDRESS)	Map 92-11
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Parcel 296

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, Rufus C. Maloy and Annette Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Qamar A. Khan and wife, Annamma Khan

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:

Being Lot No. 124 of Block No. 10, Division "B" of the Murphy Land Company property. A plan of said property is of record in Book 161, page 126, Register's Office for said County. Said plan shows said property divided into blocks, but does now show the subdivision of said blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 124 fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines 168 feet to an alley, the southerly line of said lot being 50 feet north of the northerly margin of Murphy Avenue.

Being the same property conveyed to Rufus C. Maloy and wife, Robbie Maloy, and Annette Jackson, by deed from Corinne Louise Cantrell, of record in Book 1760, page 245, Register's Office for Davidson County, Tennessee, Robbie Maloy by Last Will and Testament dated February 5, 1971, having bequeathed all of her right, title, and interest in the property to Annette Jackson.

unimproved ( )
This is improved (X) property, known as 333 21st Avenue, North, 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 successors, assigns 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 our hand s this 1st day of April, 19 76

Annette Jackson

Rufus C. Maloy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, BURRY W. CRABTREE, a Notary Public in and for said County and State, the within named Rufus C. Maloy and Annette Jackson, the bargainors, 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 Nashville, Tennessee, this 1st day of APRIL, 1976.

Commission Expires: 8-14-76

Notary Public

STATE OF)

COUNTY OF)

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 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 official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

RUFUS C. MALOY and

ANNETTE JACKSON

TO

QAMAR A. KHAN and wife,

ANNAMMA KHAN

D 44655

IDENTIFICATION REFERENCE

APR 14 12 49 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

APR 14 76	CONV	40,000.00			
APR 14 76 S'TAX			B*	104.00	
APR 14 76 PR'FEE			B*	.50	
APR 14 76	W'DEED		B*	4.00	* 108.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 40,000.00

Subscribed and sworn to before me this 1st day of APRIL, 1976

My Commission Expires: 8-14-76

Notary Public