WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
J. B. Annam, et ux	NOEL PALMER MORTGAGE CO.	Map 27-13
(NAME) 2423 MANSKER DR	(NAME) 800 MAIN St P.O. Box 2546	10D 44105
(STREET ADDRESS OR ROUTE NUMBER) Madison TN 37115	(STREET ADDRESS) Nashville TN 37206	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of a First Mortgage held by NOEL PALMER MORTGAGE CO. (COMMERCE UNION BANK) in the original principal amount of $38,500.00, of record in Book 4780, page 413, Register's Office for Davidson County, Tennessee, and of a Second Mortgage held by the Small Business Administration in the original principal amount of $10,200.00, of record in Book 4928 page 158 , Register's Office for said County, - - - -

we, S. G. Chikkannaiah and wife, Nalini Chikkannaiah, - - - - - - - - - - - -

have this day bargained and sold, and do hereby transfer and convey unto the said J. B. Annam and wife, Varalaxmi Annam, their - *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, 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, Register's Office for said County.

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 Quitclaim Deed of record in Book 4998, page 813, Register's Office for Davidson County, Tennessee.

- -

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000/-

Subscribed and sworn to before me, this the 7th day of March 1977

(signature) Affiant

~~My commission expires:~~ ~~(Affix Seal)~~

R. Coy, Dep. Register ~~Notary Public~~

This is unimproved ( ) improved (x) property, known as 2423 Mansker Drive, Madison (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. B. Annam and wife, Varalaxmi Annam, their - *(successors), heirs and assigns forever.* We do *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We do *further covenant and bind* ourselves, our - - - - - - - - *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. B. Annam and wife, Varalaxmi Annam, their - *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* March, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(signature) S. G. Chikkannaiah

(signature) Nalini Chikkannaiah

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, *a Notary Public in and for said County and State,* S. G. Chikkannaiah and wife, Nalini Chikkannaiah

the within named 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, Tennessee, *this* 2nd *day of* March, *19* 77

Commission expires 2/2/78 Notary Public

TOM SHIELDS NOTARY PUBLIC DAVIDSON COUNTY

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

S. G. CHIKKANNAIAH, et ux

TO

J. B. ANNAM, et ux

2423 Mansker Drive, Madison, Tn.

D 92310

IDENTIF. REFERENCE

MAR 7 1 53 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

MAR-77	CONV	60,000.00			
MAR-77	S'TAX		B*	156.00	
MAR-77	PR'FEE		B*	.50	
MAR-77	W'DEED		B*	4.00	* 160.50