BOOK 5128 PAGE 7

This document prepared by
THOMPSON & CRAWFORD
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. L. Davenport	Same	
(NAME)	(NAME)	80-16
3209 Crowe Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6 Pcl
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4578, page 485, Register's Office of Davidson County, Tennessee.

We, Vishnu Chowbay and wife, Philomena Chowbay

have this day bargained and sold, and do hereby transfer and convey unto the said R. L. Davenport, a single person, his

~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 312 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 312 fronts 62.35 feet on the westerly side of Crowe Drive and runs back 131.2 feet on the northerly line and 142 feet on the southerly line to a dead line in the rear on which it measures 56.5 feet.

Being the same property conveyed to Vishnu Chowbay and wife, Philomena Chowbay by deed from Catherine Keef, recorded in Book 4363, page 457, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 Taxes to be prorated and assumed by Grantee.
(2) A Ten-foot easement for public utility and drainage purposes along the westerly rear lines of said lot, a 30-foot minimum building setback line from Crowe Drive and conditions of owner's certificate as shown on Plan of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 3465, page 403, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 4578, page 485, Register's Office

STATE OF TENNESSEE } Davidson County.
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $18,000.00

Subscribed and sworn to before me, this the 23rd day of March 1977

R. L. Davenport
Affiant

My commission expires My Commission Expires April 28, 1980
(Affix Seal)

Nancy Sheppard
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (XX) unimproved ( ) property, known as 3209 Crowe Drive, Nashville, Tennessee
(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 R. L. Davenport, a single person, his

~~successors~~, heirs and assigns forever. We 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., except as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said R. L. Davenport, a single person, his

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd 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.

Vishnu Chowbay
Vishnu Chowbay

Philomena Chowbay
Philomena Chowbay

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Vishnu Chowbay and wife, Philomena Chowbay

the within named 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 22nd day of March, 19 77

Commission expires My Commission Expires April 28, 1980 Nancy Sheppard Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

MAR 25 77	CONV	18,000.00			
MAR 25 77	S'TAX		B*	46.80	
MAR 25 77	PR'FEE		B*	.50	
MAR 25 77	W'DEED		B*	4.00	* 51.30

mail see ew

WARRANTY DEED

FROM
Vishnu Chowbay and wife,
Philomena Chowbay
TO
R. L. Davenport

D 95536

IDENTIF. REFERENCE

MAR 25 2 32 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238