James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5289 PAGE 752

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rengachari Raghunathan et ux	First Federal S. & L. Assn.	Map 103-9
(NAME) 822 Kendall Drive	(NAME) 236 4th Avenue North	Parcel 81
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) 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 by Rengachari Raghunathan and wife, Kamala Raghunathan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Rengachari Raghunathan and wife, Kamala Raghunathan have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $52,000.00, secured by Deed of Trust of record in Book 5201, page 318, Register's Office for Davidson County, Tennessee,

We, Ray H. Hixon, Jr. and wife, Betsy K. Hixon,

have this day bargained and sold, and do hereby transfer and convey unto the said Rengachari Raghunathan and wife, Kamala Raghunathan,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 75 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for said County.

Said Plan shows Lot No. 75 fronts 110 feet on the southeasterly side of Kendall Drive and extends back 185.5 feet on the northeasterly line and 175.7 feet on the southwesterly line to a dead line measuring 130.0 feet thereon.

Being the same property conveyed to Ray H. Hixon, Jr. and wife, Betsy K. Hixon, by deed from Harry Lantz and wife, Doris P. Lantz, of record in Book 5201, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a utility easement, sewer easement, a building setback line and conditions of owner's certificate, as shown on Plan of record in Book 2133, page 96, and restrictive covenants of record in Book 2435, page 122, both recorded in Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 64,970.24

Subscribed and sworn to before me, this the 24th day of May 19 78

Affiant Rengachari Raghunathan

My commission expires: 4/19/82 (Affix Seal)

Notary Public Nancy L. Lee

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 822 Kendall 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 Rengachari Raghunathan and wife, Kamala Raghunathan, their *(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 for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rengachari Raghunathan and wife, Kamala Raghunathan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 24th *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ray H. Hixon, Jr.

Betsy K. Hixon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kotz, *a Notary Public in and for said County and State,* Ray H. Hixon, Jr. and wife, Betsy K. Hixon,

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 Nashville *Tennessee, this* 24th *day of* May, *19* 78

Nancy L. Kotz *Notary Public*

Commission expires 4/19/82

NANCY L. KOTZ 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 .....

MAY25 78	CONV	64,970.24			
MAY25 78	S'TAX		B*	169.00	
MAY25 78	PR'FEE		B*	.50	
MAY25 78	W'DEED		B*	4.00	* 173.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED G. 23400

FROM
Ray H. Hixon, Jr. et ux

TO
Rengachari Raghunathan et ux

E 67219

IDENTIF. REFERENCE

MAY 25 8 28 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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