This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee

BOOK 5433 PAGE 349

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kodihalli P. Channabasappa et	ux Third National Bank	Map 51-11
(NAME:)	(NAME)	
217 Wellington Drive	P. O. Box 2628	Parcel 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	
(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 Kodihalli P. Channabasappa and wife, Sarvamangala Channabasappa and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Pio A. Pecache and wife, Conchita T. Pecache,

have this day bargained and sold, and do hereby transfer and convey unto the said Kodihalli P. Channabasappa and wife, Sarvamangala Channabasappa, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Oakland Acres, Section 8, a plan of which is of record in Book 2854, page 78, Register's Office for said County.

Said Lot No. 105 fronts 125 feet on the south side of Wellington Drive, and runs back between parallel lines, 318 feet to a dead line.

The above described property was conveyed to Pio A. Pecache and wife, Conchita T. Pecache by deed from Joseph F. Blaszkow and wife, Elizabeth W. Blaszkow, of record in Book 4453, page 442, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 110-foot building setback line from Wellington Drive, and conditions of owner's certificate, as shown on plan of record in Book 2854, page 78, Register's Office for Davidson County, Tennessee, and Restrictive Covenants contained in an instrument of record in Book 2999, page 117, 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 $ 77,800.00

Subscribed and sworn to before me, this the 4th day of May 19 79

K P Channabasappa
Affiant

My commission expires: 4/21/80 (Affix Seal)

Mary Evans
Notary Public

This is unimproved ( ) improved (XX) property, known as 217 Wellington Drive, Madison, Tennessee 37115
(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 Kodihalli P. Channabasappa and wife, Sarvamangala Channabasappa, 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 1979 taxes which are prorated and assumed by the purchasers.

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

Witness our *hand* s *this* 4th *day of* May, 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pio A. Pecache

Conchita T. Pecache

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Pio A. Pecache and wife, Conchita T. Pecache,

*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* 4th *day of* May, *19* 79.

Mary Emery
Notary Public

Commission expires 4/21/80

MARY EMERY NOTARY PUBLIC AT LARGE STATE

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 .....

1664 05/09 206.78- CHECK

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

WARRANTY DEED

FROM

Pio A. Pecache et ux

TO

Kodihalli P. Channabasappa et ux

F. 28500

IDENTIF. REFERENCE

MAY 9 3 47 PM '79

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77800.00- CO	
			202.28 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	206.78-
1664A	05/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2850

T
IDENTIF. REFERENCE

MAY 9 3 42 PM '79
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 682839