FORM NO. WD-1

BOOK 5749 PAGE 601

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,186.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 81.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gul M. Telwar (NAME)	National Mortgage Company (NAME)	13-20
Rt. 2 Old Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, Eddie G. Patterson and wife, Jean Patterson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gul M. Telwar, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~DAVIDSON~~ Cheatham and Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Cheatham and Davidson Counties, Tennessee, being Lot No. 4 on the plan of Clifton Heights of record in Plat Book 1, page 124, Register's Office for Cheatham County.

SAID Lot No. 4 fronts 200.0 feet on the northerly margin of Old Clarksville Pike, and extends back 1001.0 feet on the northwesterly line and 1044.0 feet on the southeasterly line to a dead line in the rear, measuring 200.0 feet thereon and containing 4.48 acres, more or less.

BEING the same property conveyed to Eddie G. Patterson and wife, Jean Patterson, by deed from Joseph T. Ipser and wife, Susan J. Ipser, of record in Deed Book 205, page 948, Register's Office for Cheatham County, Tennessee, and of record in Book 5558, page 102, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Deed Book 171, page 227, Register's Office for Cheatham County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Churchill Mortgage Corporation, of record in Book 199, page 822, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is improved (xx) unimproved ( ) property, known as Old Clarksville Highway, Cheatham and Davidson Counties, 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 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 18th day of May, 1981

Eddie G. Patterson — Jean Patterson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie G. Patterson and Jean Patterson

the 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 18th day of May 19 81

Commission expires 4-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

EDDIE G. PATTERSON ET UX

TO

GUL M. TELWAR

RETURN TO:

WILKINS, ADAMS & SPICER, ATTORNEYS
2033 Richard Jones Road
Nashville, Tennessee 37215

G 4 3 4 1 8

IDENTIF. REFERENCE

MAY 27 2 22 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY:

I, BETTY J. ROSS, Cheatham County Register do hereby certify that the foregoing instrument and certificate were received in my office for record on 5-22, 1981 at 9:00 o'clock A.M., on 5-22, 1981; entered in Note Book 1, Page 318, and recorded in Book No. 212, Page 333. The following amounts were collected under Receipt No. 60579.

STATE TAX : $ 2181.92
STATE PROBATE FEE : $ .50
PROBATE FEE : $ 6.00
RECORDING FEE : $ 32.50
TOTAL : $ 32.50

Betty J. Ross Register