PREPARED BY: DOAK & HOLLAND ATTORNEYS
2740-A Old Lebanon Rd.
Nashville, Tenn 37214

WARRANTY DEED

FROM WALTER L. TIMMONS, JR., and WANDA J. RYAN (NOW DURHAM)
d/b/a 129 DONELSON VENTURE

ADDRESS NEW OWNER(S) AS FOLLOWS:	C. K. Hiranya Gowda et ux 2025 Priest Road Nashville, kN 37215
SEND TAX BILLS TO:	SAME
PREPARED BY:	DOAK & HOLLAND ATTORNEYS 2740-A Old Lebanon Rd. Nashville, TN 37214
MAP-PARCEL NOS:	96-5 97

BOOK 6377 PAGE 673

I 48508

IDENTIF. REFERENCE

SEP 10 9 32 AM '84

REGISTER
DAVIDSON COUNTY TN

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00 Affiant C K Hiranya Gowda

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8/31/84 DATE

Marie B. Cummings NOTARY PUBLIC

1-19-86 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN ($10.00) DOLLARS and other good and valuable consideration including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises of record in Book 5126, page 188, Register's Office for Davidson County, Tennessee, and Book 5674, page 906, said Register's Office.

WALTER L. TIMMONS, JR., AND WANDA J. RYAN DURHAM
d/b/a 129 DONELSON VENTURE

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

C. K. HIRANYA GOWDA AND WIFE, SARASWATHI DEVI GOWDA

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a tract of land in the Third Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made June 9, 1944, by S. R. Sanford, Jr., Civil Engineer, as follows:

BEGINNING at a point in the centerline of Polk Avenue at the southwest corner of a tract of land recently conveyed to Charles L. Johnston and wife, by deed from Vera Fitzpatrick, of record in Book 1283, page 314, Register's Office for said County; thence along Johnston's south line N 85° E, 169 feet to a stake; thence S 5° W, 83.8 feet to a stake and post; thence S 85° W, 169 feet to a point in the centerline of Polk Avenue; thence with the centerline of the same, N 5° E, 83.8 feet to the point of beginning.

BEING the same property conveyed to Walter L. Timmons, Jr., and Wanda J. Ryan d/b/a 129 Donelson Venture by deed from Helen M. Blair, a single person of record in Book 5674, page 903, said Register's Office.

Included in the above description but excluded from this conveyance is that portion of land conveyed to the Metropolitan Government of Nashville and Davidson County, by deed from Helen M. Blair, of record in Book 4160, page 757, said Register's Office.

unimproved ( )
This is improved (X) property, known as 129 Donelson Pike, Nashville, TN 37214
Number Street City State 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 BOOK 6377 PAGE 674 heirs, successors 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 except of record.

AND we do(es) further covenant and bind ourselves, and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said grantees heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 31st day of August 19 84

WALTER L. TIMMONS, JR.: Walter L. Timmons JOANNE L. TIMMONS

WANDA J. RYAN DURHAM: Wanda J. Ryan Durham

Thomas E. Durham Jr.
THOMAS E. DURHAM, JR.

The spouses of the grantors join in this conveyance for any interest which they may have in subject property.

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Walter L. Timmons, Jr., and wife, Joanne L. Timmons and Wanda J. Ryan Durham and husband Thomas E. Durham, Jr.

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 31 day of August 19 84

1/19/86 Marie B. Cummings
Comission Expires Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			79000.00- CAMT.	
			205.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.90-
8940A	09/10/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 48508

IDENTIF. REFERENCE

SEP 10 9 32 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0067509