Prepared by
WALT, DYER & [illegible]ES
C-301, [illegible] RD.
[illegible]215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fatima Telwar	Fatima Telwar	142
212-214 Cross Timbers (NAME)	Dr. 152 Marion Ave (NAME)	#181
Nashville, TN 37221 (STREET ADDRESS OR ROUTE NUMBER)	Memphis Tn 38103 (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 5548 PAGE 795

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, Rudy Thacker and Jack Turner and Sarah Thacker and Judy Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fatima Telwar (also known as Fatima K. Telwar)

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

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Cross Timbers, Section 4, of record in Plat Book 4175, page 54, Register's Office for said County.

Said Lot No. 232 fronts 100 feet on the easterly margin of Cross Timbers Drive and extends back 230.3 feet on the northerly line and 245.8 feet on the southerly line to a dead line in the rear, measuring 62 feet, thereon.

Being the same property conveyed to Rudy Thacker and wife, Sarah Thacker, by Warranty Deed of Dennis A. Good, unmarried, of record in Book 5308, page 623, Register's Office for Davidson County, Tennessee; being part of the same property conveyed to Jack Turner as to a 1/2 interest, by Warranty Deed from Rudy Thacker and Sarah Thacker, of record in Book 5590, page 904, Register's Office for Davidson County, Tennessee. Judy Turner, spouse of Jack Turner, joins in this conveyance.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same, and that it is unencumbered, except by restrictions of record in Book 4317, page 284, as amended in Book 4345, page 409, and a driveway easement recorded in Book 4764, page 647, Register's Office for Davidson County, Tennessee, and except by lien of the 1985 real property taxes.

This is improved (X) unimproved ( ) property, known as 212-214 Cross Timbers Drive, Nashville, TN 37221 (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 successors, assigns 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 hands this 29th day of July, 19 85

Rudy Thacker
By: Rudy Thacker

Jack Turner
By: Jack Turner

By: Judy Turner Judy Turner

By: Sarah Thacker

4394

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudy Thacker and Jack Turner and Sarah Thacker and Judy Turner 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 29th day of April, 1985

Commission Expires: July 17, 1988

Notary Public

BOOK 6548 PAGE 796

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Rudy Thacker and Jack Turner and Sarah Thacker

TO

Fatima Telware

RETURN TO: William Earthman

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

IDENTIFICATION REFERENCE

MAY 3 3 30 PM '85

DAVIDSON COUNTY, TN

J 0 1 8 1 7

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ Seventy Thousand and No/100's Dollars ($75,000.00)

Subscribed and sworn to before me this 29 day of April, 19 85

My Commission Expires: 4-19-87

NOTARY PUBLIC AT LARGE

Notary Public

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

RECEIVED OF _____ BOOK 6548 PAGE 797

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

75000.00- CAPIT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
4394A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J01817

IDENTIF. REFERENCE

MAY 3 3 38 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 131171