File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES 4-20-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Spring Hill Land Company	Lincoln Service Corporation	6DA-1376
(NAME)	(NAME)	
25 Tea Rose Terrace	P. O. Box 989	19.- 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Owensboro, KY 42302-0989	#172
(CITY) (STATE) (P.O. ZIP)	(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, K. P. Channabasappa and wife, Sarramangala C. Channabasappa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SPRING HILL LAND COMPANY

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

BEING Lot No. 5 on the Resubdivision of Plus Park, Section 15, of record in Book 5210, Page 106, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 5 fronts 60 feet on the easterly margin of Plus Park Blvd. and extends back 199.31 feet on the northerly line and 205.51 feet on the southerly line to a dead line in the rear measuring 46.82 feet thereon.

BEING the same property conveyed to K. P. Channabasappa by deed from Gary R. Nelson and wife, Marilyn F. Nelson, of record in Book 5943, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

SARRAMANGALA C. CHANNABASAPPA, wife of the said K. P. Channabasappa, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6540, Page 199, said Register's Office, payable according to the terms and conditions therein.

unimproved ( ) This is improved (X) property, known as 276-278 Plus Park Boulevard (House Number) (Street) Nashville, TN 37217 (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 26th day of March, 19 86

x Sarramangala C
Sarramangala C. Channabasappa

x K P Channabasappa
K. P. Channabasappa

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 K. P. Channabasappa and wife, Sarramangala C. Channabasappa or proved to me upon the basis of satisfactory evidence the bargainors, 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 26th day of March 19 86

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

K. P. Channabasappa et ux

TO

Spring Hill Land Company

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

IDENTIFICATION REFERENCE

MAR 27 | 51 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8 6 5 1 9

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

RECEIVED OF _____

FOR _____

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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

740[illegible].00- CAMT.
192.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.90-
727A03/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86651

IDENTIFICATION REFERENCE

MAR 27 1 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231497