This instrument prepared by: Lucinda E. Smith
Attorney at Law
95 White Bridge Road
Nashville, TN 37205

# WARRANTY DEED

BOOK 7058 PAGE 492

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Rengachari Raghunathan (NAME) | Same (NAME) | Tract I: Map 103-1 Parcel 17 Tract II: Map 103-1 Parcel 18 |
| 822 Kendall (STREET ADDRESS OR RFD NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars and other good and valuable consideration, Harry D. Fairbanks and wife Mildred Fairbanks have this day bargained and sold, and do hereby transfer and convey unto the said Rengachari Raghunathan and wife Kamala Raghunathan, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Map of the First Section of Croleywood Subdivision, of record in Book 1130, page 65, Register's Office for said County.

Said Lot No. 2 fronts 75 feet on the northerly side of Charlotte Pike and runs back 227 feet on the easterly line, and 243.5 feet on the westerly line, to a dead line on which it measures 76 feet.

TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 3 of Block "A" on the Map of the First Section of Crolywood Subdivision, of record in Book 1130, page 65, Register's Office for said County.

Said Lot No. 3 fronts 70 feet on the northerly side of Charlotte Pike and runs back 172 feet on the easterly side, and 227 feet on the westerly side, to a dead line in the rear measuring 68 feet.

Included in the above Tract II but excluded here from is the following described property, being the Northeasterly 11 feet of Lot No. 3, Block "A" on the Plan of Croleywood, as of record in Book 1130, page 65, Register's Office for said County. Said part of said lot fronts 11 feet on the northeasterly side of Charlotte Pike and runs back 172 feet on the northeasterly line and 180 feet more or less on the southwesterly line, to a dead line in the rear on which it measures 11 feet.

Being part of the same property conveyed to Harry D. Fairbanks by Quitclaim Deed from James E. Maurer, Trustee, of record in Book 5653, page 258, Register's Office for Davidson County, Tennessee; and by deed from Evalyn Sawyer Johnson, Gladys Frances Sawyer Forrester, Helen S. Compton Stockman, George L. Sawyer and wife, Ethel D. Sawyer of record in Book 2449, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for sanitary sewers and/or storm drainage of record in Book 3990, page 890, R.O.D.C.; a 30 foot building setback line from Charlotte Pike and a 10 foot easement for public utility purposes of record in Book 1130, page 65, R.O.D.C.; taxes levied as assessed for 1986, a lien not yet due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me this the 1st day of December, 1986

R. Raghunathan 12-1-86

My commission expires 11/10/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property known as 6208 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (survivors), 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.

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

Whenever 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 first day of December, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers and its seal affixed hereto.

Harry D. Fairbanks

Mildred Fairbanks

Mildred J. Fairbanks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Sarah C Flemming *a Notary Public in and for said County and State* Harry D. Fairbanks and wife, Mildred Fairbanks

*the within named bargainor* s *, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee this* 1st *day of* December *19* 86

Sarah C Flemming
*Notary Public*

*Commission expires* 1/10/89

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 (or proved to me on the basis of satisfactory evidence), 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* . . . . . .

## WARRANTY DEED

FROM

Harry D. Fairbanks and wife, Mildred Fairbanks

TO

Rangachari Raghunathan and wife, Kamala Raghunathan

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 3 2 34 PM '86

IDENTIFICATION REFERENCE

69315

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7058 PAGE 494

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible] .50-
364.00 CO TAX
.50 PRFEE
6.00 MISC
CHECK 370.50-
29:9A:12/03/86 BAL .0

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

6931 5

IDENTIFI REFERENCE

DEC 3 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18727