Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ram G. Navalkar
Morehouse School of Medicine
720 Westview Drive, S.W.
Atlanta, Ga 30310

MORTGAGEE:

MAP-PARCEL NUMBERS:
MAP 118-02
PAR 2780C
16DA-10865

WARRANTY DEED BOOK 7253 PAGE 466

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew D. Holt, III and wife, Mary Bond Holt hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ram G. Navalkar and wife, Shubhangi Navalkar hereinafter called the Grantee, Grantee's 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. 2B on the plan of Resubdivision of Lot No. 2 on the Subdivision of Lot 5 on the plan of W. W. Henry's Land, of record in Book 4470, page 162, Register's Office for said County.

SAID Lot No. 2B fronts 80 feet on the easterly margin of Vaulx Lane and extends back 79.85 feet on the northerly line and 128.95 feet on the southerly line to a broken line in the rear, measuring 125.43 feet thereon.

Being the same property conveyed to Andrew D. Holt, III by deed from Jerome Rosenblum and wife, Brenda Rosenblum of record in Book 5106, page 773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Andrew D. Holt, III and wife, Mary Bond Holt by J. D. Barnes as their Attorney in Fact pursuant to Power of Attorney being recorded simultaneously herewith.

3 — 45 IDENTIFICATION REF JUN 1 11 37 AM 87 FELIX Z. WILKINS, JR. DAVIDSON CO.

This is (xx) improved property, known as 2406 Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of May, 19 87

Mary Bond Holt by: J. D. Barnes, Attorney in Fact — By J. D. Barnes, attorney in Fact

Andrew D. Holt, III by: J. D. Barnes, Attorney in Fact — By J. D. Barnes, attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____ Notary Public

BOOK 7253 PAGE 467

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00.

_____ 5/26/87
Affiant

Subscribed and sworn to before me, this the 26th day of May, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

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 J. D. Barnes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Andrew D. Holt, III and wife, Mary Bond Holt, as their Attorney in Fact as the free act and deed of the within named Andrew D. Holt, III and wife, Mary Bond Holt.

Witness my hand and official seal at Nashville, Tennessee, the 26th day of May, 1987.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Andrew D. Holt, III and wife,
Mary Bond Holt

to:
Ram G. Navalkar and wife, Shubhangi Navalkar

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant J. D. Barnes

Sworn to and subscribed before me this 26th day of May, 19 87.

Notary Public

My Commission Expires: 10-24-88

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

RECEIVED OF _____

FOR _____

BOOK 7253 PAGE 469

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
			49000.00- CAMT.	
			137.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 146.70-	
3576A06/01/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3145.

IDENTIFIT REFERENCE

JUN 1 11 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88000