Box 36

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
074-040-119	Telwar International, Inc. 3100 West End Avenue, Suite 850 Nashville, TN 37203	Dominion Bancshares Mtge. Inc. P. O. Box 12701 Roanoke, VA 24027-2701
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 041378-1
	747-749 Linden Green	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated January 2, 1985, in the original parincipal sum of $57,900.00, payable to Dominion Bancshares Mortgage Corporation, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Albert H. Hooper, Jr., and wife, to Larry E. Hamilton and D. Gene Merrill, Trustee, as of record in Book 6483, page 329,

BOOK 8041 PAGE 121

ANISA M. TELWAR, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TELWAR INTERNATIONAL, INC.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ **State of Tennessee, described as follows:**

Being Lot No. 142 on the Revised Plan of Lots 130, 131, 132, 141, 144, Reserved Parcel C, and a tract marked Hermitage Swimming Club, Inc., of Hermitage Hills, Section 12, as of record in Book 5210, page 119, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anisa M. Telwar, by deed from Timothy Wilson, unmarried and Michael Baldwin, as of record in Book 7566, page 469.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property, restrictive covenants of record in Book 4820, page 611, amended in Book 4960, page 506 and further amended in Book 4969, page 667, and all matters shown on the recorded plan referred to above.

This instrument prepared by David B. Herbert, Attorney, 200 Fourth Avenue, North, Nashville, TN 37219, upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1990 taxes which Grantee agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd **day of** February , 19 90

Anisa M. Telwar

Anisa M. Telwar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8041 PAGE 122

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Anisa M. Telwar, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of February, 19 90.

My commission expires: 3-11-90

Mary Lenn Kelley
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 56,673.73

Anisa M Telwar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1990

COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Lenn Kelley
Notary Public

WARRANTY DEED

FROM
ANISA M. TELWAR, UNMARRIED

TO
TELWAR INTERNATIONAL, INC.

02139

IDENTIF. TREFERENCE

FEB 6 3 56 PM '90

FELIX ... REGISTER
DAVIDSON COUNTY TN.

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

0871 02/06 0101 03CHECK 194.11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

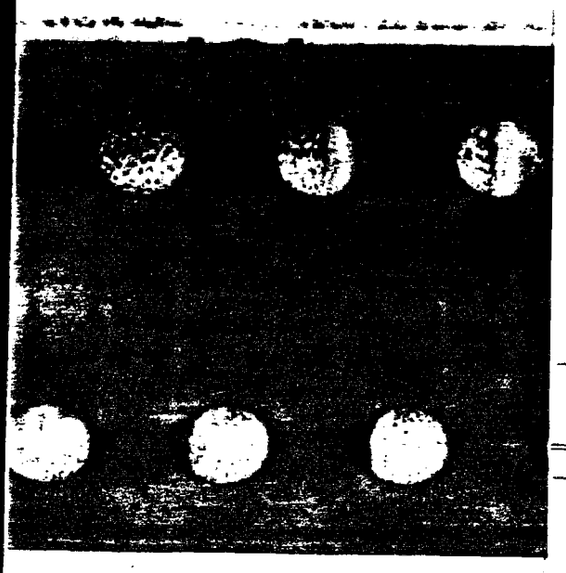
_____ and _____,

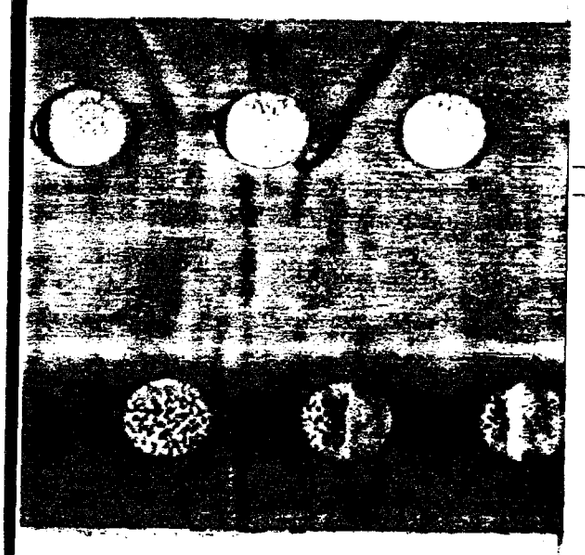
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____

_____
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8041 PAGE 123

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
				CAMT 56673.73
				CON TX 187.11
				PRFEE 1.00
				WDEED 6.00
				TOTAL 194.11
				CHECK 194.11
			02/06/90 01	15:56 0001 0871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02139

IDENTIF. REFERENCE

FEB 6 3 56 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TRUSTEE

No. 290893