This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

BOOK 8344 PAGE 27

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur C. Litchfield, Jr.	United Funds, Inc.	142-02-178
(NAME)	(NAME)	
7400 Harness Drive	416 Queen Mary's Court	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Arthur C. Litchfield, Jr. and wife, Laura C. Litchfield and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Gul M. Telwar

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur C. Litchfield, Jr. and wife, Laura C. Litchfield

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Cross Timbers S/D, Section 4, as of record in Book 4175, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gul Telwar and wife, Fatima K. Telwar, by deed from Bill M. Bowman and wife, Christine L. Bowman, of record in Book 4444, page 333, Register's Office for Davidson County, Tennessee; and to Gul Telwar by Quitclaim deed from G. Howard Doty, Trustee, to create a fee simple estate in Gul Telwar, of record in Book 5734, page 781, in said Register's Office; the said Gul M. Telwar (same as Gul Telwar) having since died and his estate is now being administered in the Probate Court of Davidson County, Tennessee, Docket No. 95159, by Richard Manson, Administrator DBN, with authority to sell under Order of the Probate Court for Davidson County, Tennessee or record in Minute Book 347, page 230.

B728 05/02 0101 03CHECK 287.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me this the 30th *day of* April *19* 91

Affiant

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public Judy A. Lehman

This is improved XX unimproved ( ) property, known as 7400 Harness Drive Nashville, TN 37221
(House Number) (Street) P.O. Address: (City or Town).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), 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 30th *day of* April *, 19* 91 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard Manson as Administrator of the Estate of Gul M. Telwar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *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 _____ *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 _____

MAY 2 3 40 PM '91
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE 11457

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Richard Manson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Public Administration of The Estate of Gul Telware and is authorized by the court to execute this instrument on behalf of the maker(s).

Witness my hand, at Nashville, Tennessee, this 30th day of April, 19 91.

Notary Public Kaye Manson Jeter

My Commission Expires: 11/26/94

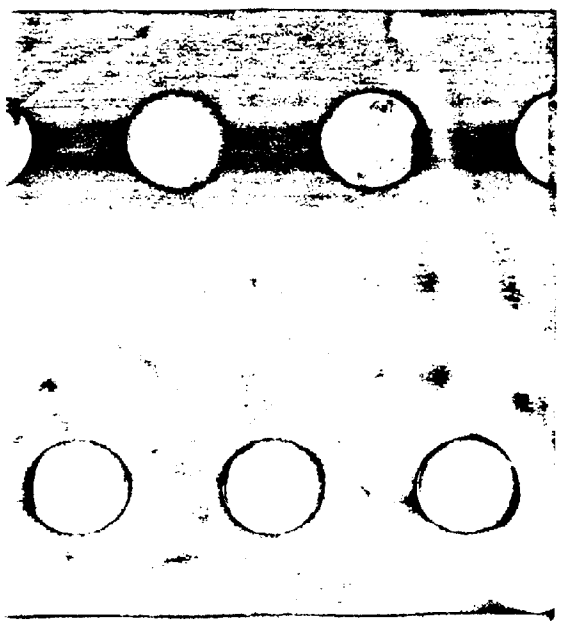
KAYE MANSON JETER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

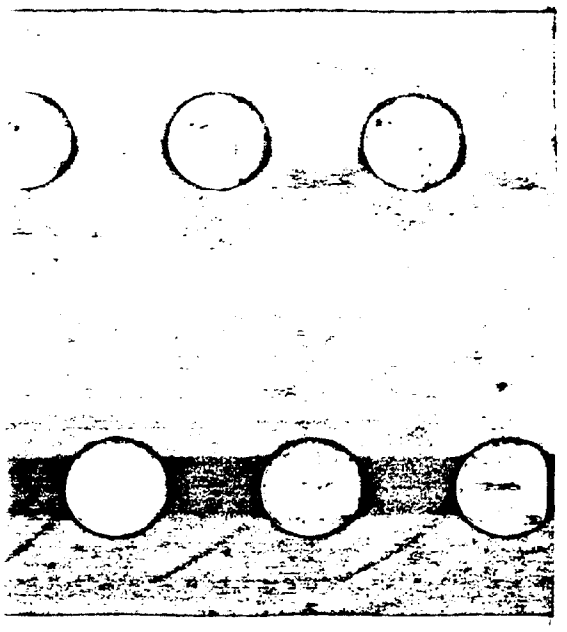
RECEIVED OF _____

FOR _____

BOOK 8344 PAGE 29

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 85000.00
				CON TX 280.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 287.50
				CHECK 287.50
05/02/91	01			15:40 0001 8728



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11457

IDENTIF. REFERENCE

MAY 2 3 40 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 418382