This Instrument Prepared Without Title Search, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
PERAVALI RAJA BRIJENDRA PRASAD and wife,
PERAVALI EMELIA PRASAD
513 Amberwood Circle
Nashville, TN 37221

SEND TAX BILLS:
Roy A. Parker
2612 Pennington Bend
Nashville, TN 37214

MORTGAGEE:
1st - Billie Putnam West
5129 Franklin Road
Nashville, TN 37220

2nd - Roy A. Parker and wife,
Virginia A. Parker
2612 Pennington Bend Rd.
Nashville, TN 37214

MAP AND PARCEL:
Map 119-5
Parcel 35 (Tract 3)
Parcel 36 (Tract 4)
Parcel 37 (Tract 2)
Parcel 38 (Tract 1)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ROY PARKER and wife, VIRGINIA A. PARKER**, the said Virginia A. Parker being one and the same person as **VIRGINIA ANN WEBB**, and all hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PERAVALI RAJA BRIJENDRA PRASAD and wife, PERAVALI EMELIA PRASAD**, hereinafter called the Grantees, their heirs and assigns, the within described tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 1:

Land in Davidson County, Tennessee, being part of Block No. 31 on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pipe lying on the easterly margin of Nolensville Pike, said point further described as being the southwest corner of the Mid-South Investment Company property, as of record in Book 4087, page 420, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Nolensville Pike and running with the southerly line of the said Mid-South Investment Company property north 65 degrees 37 minutes 02 seconds east a distance of 80.2 feet, more or less, to a point; thence south 89 degrees 02 minutes 13 seconds east a distance of 113.12

feet to an existing iron pipe; thence leaving the southerly line of the said Mid-South Investment Company property and running with the southerly line of the James W. Binkley property as of record in Book 4064, page 796 and the Notgrass property as of record in Book 1880, page 549, Register's Office of Davidson County, Tennessee, south 87 degrees 30 minutes east a distance of 121.65 feet to the northwest corner of the Walter Harwood property as of record in Book 2699, page 238, Register's Office of Davidson County, Tennessee; thence running with the westerly line of the said Harwood property, south 2 degrees 30 minutes west a distance of 116.5 feet to the northeast corner of the Haury and Smith Contractors, Inc., property, as of record in Book 3132, page 219, Register's Office of Davidson County, Tennessee; thence running with the northerly line of the Haury and Smith Contractors, Inc. property and the northerly line James W. Binkley property as of record in Book 4064, page 796, Register's Office of Davidson County, Tennessee, north 87 degrees 30 minutes west a distance of 86.2 feet to a point; thence south 34 degrees 35 minutes 22 seconds west a distance of 31.15 feet to a point; thence leaving the aforementioned northerly lines of Haury and Smith Contractors, Inc., and Binkley, south 86 degrees 08 minutes 43 seconds west a distance of 143.85 feet to a point on the easterly margin of Nolensville Pike; thence running with the said margin of Nolensville Pike north 24 degrees 22 minutes 58 seconds west a distance of 133.99 feet to the point of beginning, containing 0.87 more or less, acres.

This is the same description as the prior deed of record.

Being the same property conveyed to Virginia Ann Webb (now being Virginia A. Parker) by deed from Joseph H. Mangum, Richard Compton Wallace, Margaret Robbins Wallace, and John William Wallace dated November 4, 1977, as of record in Book 5218, page 960, Register's Office for Davidson County, Tennessee. Roy Parker, husband of Virginia Ann Webb, now Parker, joins in this conveyance.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Block No. 31 on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, Register's Office for said County, and more particularly described as follows:

Beginning at a point lying on the northerly margin of Elberta Street, said point further described as being the southwest corner of the Haury and Smith Contractors, Inc., property, as of record in Book 3132, page 219, Register's Office of Davidson County, Tennessee; thence running with the said northerly margin of Elberta Street, north 87 degrees 30 minutes west a distance of 139.43 feet to the beginning of a curve; thence around said curve, having a radius of 18 feet, to the right a distance of 19.83 feet to a point lying on the easterly margin of Nolensville Pike; thence running with said margin of Nolensville Pike north 24 degrees 22 minutes 58 seconds west a distance of 88.94 feet to a point; thence leaving said margin of Nolensville Pike, north 86 degrees 08 minutes 43 sec-

-onds east a distance of 143.85 feet to a point; thence north 34 degrees 35 minutes 22 seconds east a distance of 31.15 feet to a point; thence south 87 degrees 30 minutes east a distance of 36.2 feet to the northwest corner of the said Haury and Smith Contractors, Inc., property; thence running with the westerly line of the said Haury and Smith Contractors, Inc., property, south 2 degrees 30 minutes west a distance of 131.5 feet to the point of beginning, containing 0.43 more or less, acres.

This is the same description as the prior deed of record.

Being the same property conveyed to Virginia Ann Webb, a single person, (now being Virginia A. Parker) by deed from Joseph H. Mangum, Richard Compton Wallace, Margaret Robbins Wallace, and John William Wallace dated April 27, 1978, as of record in Book 5278, page 991, Register's Office for Davidson County, Tennessee. Roy Parker, husband of Virginia Ann Webb, now Parker, joins in this conveyance.

Tract No. 3:

Land in Davidson County, Tennessee, being part of Block No. 31 on the Map of the Cumberland Nurseries Subdivision, as of record in Book No. 161, page 112, Register's Office for said County, described as follows:

Beginning on the northerly side of Elberta Street 150 feet westerly from the southeast corner of said Block No. 31, being Mrs. Lamson Phillip Caldwell's southwest corner; thence with the northerly margin of said street westerly 50 feet; thence northerly parallel with the east line of said Block 248 feet to what was formerly J. Newson's south line; thence with said line easterly 50 feet to the said Caldwell's northwest corner; thence with her west line southerly 248 feet to the beginning.

This is the same description as the prior deed of record.

Being the same property conveyed to Roy Parker and wife, Virginia A. Parker by deed from Steve Warren Dunn and wife, Marguerite M. Dunn dated May 15, 1986, as of record in Book 6859, page 889, Register's Office for Davidson County, Tennessee.

Tract No. 4:

Land in Davidson County, Tennessee, part of Block 31 on the Plan of Cumberland Nurseries, as of record in Book No. 161, page 166, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Elberta Street at a point 154 feet east of the northeast intersection of said street and right of way line of the Nashville Railway and Light Company, now abandoned, being the southeast corner of a part of said block conveyed to T. M. Dent, by deed of record in Book 522, page 481, Register's Office; thence with the northerly margin of Elberta Street, eastwardly 50 feet to a point 200 feet west of the southeast corner of original Lot No. 31; thence northwardly 131.5 feet; thence westwardly 50 feet; thence southwardly 131.5 feet to the beginning.

This is the same description as the prior deed of record.

Being the same property conveyed to Roy Parker and wife, Virginia A. Parker by deed from Steve Warren Dunn and wife, Marguerite M. Dunn dated May 15, 1986, as of record in Book 6859, page 902, Register's Office for Davidson County, Tennessee.

As found throughout the previous deed derivations, the said Virginia Ann Webb, Virginia A. Webb, and Virginia A. Parker are one and the same person, wife of Roy Parker.

This is improved property known as 2418 Nolensville Road, Nashville, Tennessee 37211 (Tracts No. 1 and 2); and 324 Elberta Street (Tracts No. 3 and 4), Nashville, Tennessee 37211.

This conveyance is made subject to all zoning and planning rules, regulations and ordinances which affect the premises; and is further subject to any and all restrictions and easements of record, or which a visual inspection of the property would reveal.

The tract hereinabove described as Tract No. 1, is subject to an existing vendor's lien in favor of Billie Putnam West, et vir Wilson N. West, evidenced by that certain Installment Deed bearing date of September 22, 1977, and filed for record in Book 5199, page 786, Register's Office for Davidson County, Tennessee. Grantees herein do not assume any direct liability for the payment of said installment deed obligation. Grantors hereunder remain liable for the timely payment of said obligation as each installment thereof becomes due. The purchase money Deed of Trust and note executed this date by Grantees in favor of Grantors, and recorded immediately following this instrument, "wraps" the existing installment deed obligation.

The tract hereinabove described as Tract No. 2, is subject to an existing vendor's lien in favor of Billie Putnam West, et vir Wilson N. West, evidenced by that certain Installment Deed bearing date of September 22, 1977, and filed for record in Book 5199, page 782, Register's Office for Davidson County, Tennessee. Grantees herein do not assume any direct liability for the payment of said installment deed obligation. Grantors hereunder remain liable for the timely payment of said obligation as each installment thereof becomes due. The purchase money Deed of Trust and note executed this date by Grantees in favor of Grantors, and recorded immediately following this instrument, "wraps" the existing installment deed obligation.

This instrument was prepared without title search, from information provided by the parties, no title search having been requested by either Grantors or Grantees.

Real property taxes for 1992 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PERAVALI RAJA BRIJENDRA PRASAD and wife, PERAVALI EMELIA PRASAD, their heirs and assigns, forever; and we, ROY PARKER and wife, VIRGINIA A. PARKER, being one and the same person as Virginia Ann Webb, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of January, 1992.

ROY PARKER

VIRGINIA A. PARKER

VIRGINIA ANN WEBB

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ROY PARKER and wife, VIRGINIA A. PARKER**, she being one and the same person as **VIRGINIA ANN WEBB**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of January, 1992.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $1,008,000.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of January, 1992.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.7.62 c

JAN 17 1 59 PM '92

PICK-UP

7912 01/17 0101 03CHECK 3748.60



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

RECEIVED OF _____

FOR _____

BOOK 8531 PAGE 108

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 1008000.00
CON TX 3729.60
PRFEE 1.00
WDEED 18.00
TOTAL 3748.60
CHECK 3748.60

01/17/92 01 13:59 0001 7912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6.2.8

IDENTIFICATION REFERENCE

JAN 17 1 59 PM '92

No. 494310