0085395

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Reg. #3482
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9750 PG 92

95 AUG -2 PM 2:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

File Box 36 pl6
#13437

WARRANTY DEED

Name and Address of New Owner:
Vishwas R. and wife, Susan Talwalkar
2715 Linmar Avenue
Nashville, TN 37215

Send Tax Bills To:
Vishwas R. Talwalkar
2715 Linmar Avenue
Nashville, TN 37215

Street Address of Subject Property:	**Map-Parcel No:**
2715 Linmar Avenue **Nashville, TN 37215**	**104-14-D-20 CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles M. Herbert and wife, Beverly M. Herbert,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Vishwas R. Talwalkar and wife, Susan Talwalkar** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2715 LINMAR PLACE III, as shown on a Plan marked Exhibit "C" in Master Deed of record in Book 7887, page 568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles M. Herbert and wife, Beverly M. Herbert by Deed from SCW Construction Company, Inc., a Tennessee corporation, of record in Book 8163, Page 130, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

The 1994 property taxes have been prorated and assumed by the Grantees. Terms and Provisions of Master Deed and By-Laws of record in Book 7887, page 558, and amended in Book 8103, page 984, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns 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 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 31st day of July, 1995.

Charles M. Herbert

Beverly M. Herbert

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles M. Herbert and wife, Beverly M. Herbert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the within named bargainors, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1995.

NOTARY PUBLIC

My commission expires: 1-29-96

ARTHUR CRAGG NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $85,000.00 .

Affiant

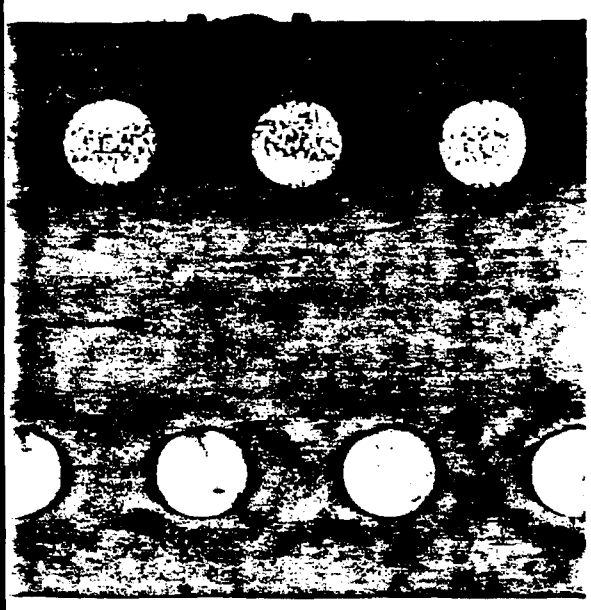
Subscribed and sworn to before me, this the 31st day of July, 1995.

NOTARY PUBLIC

My commission expires: 1-22-96

\dbh\Vishwas.ded

8019 08/02 0101 03CHECK 327.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

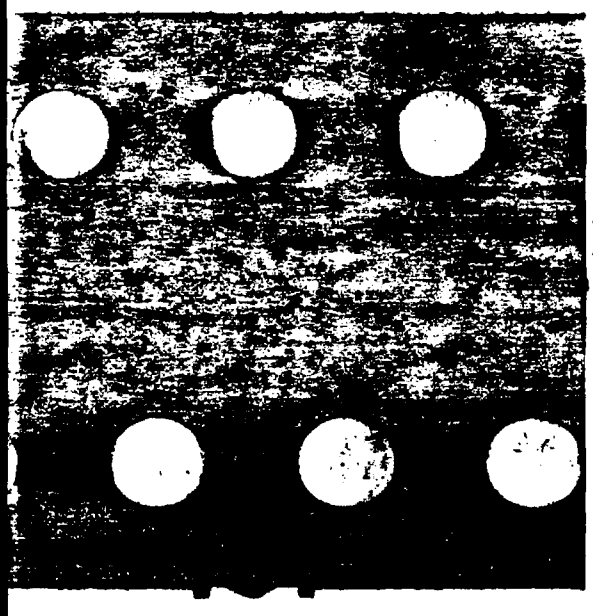
BOOK 9750 PG 95

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

08/02/95 01 14:56 0001 8019



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085395
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937051