0209206
IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUL 31 AM 10:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jh) Title No: 38031
Dav. Co. File: Box 8

BOOK 10138 PG 761

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Aneel M. Pandey<br>215 Hillwood Drive<br>Nashville, TN 37205 | NationsBank of Tennessee, N. A. |

**TAX MAP-PARCEL NUMBERS: 130-14-075**

# *WARRANTY DEED*

**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, the undersigned **James W. Ward, Jr. and spouse, Susanne J. Ward,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aneel M. Pandey, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 and the easterly 30 feet of Lot No. 4, Block "E" on the plan of Hillsboro Estates, Blocks "A" "B" "C" "D" and "E", of record in Book 1835, page 59 and 60, Register's Office for said County.

SAID Lot No. 3 and part of Lot No. 4, Block "E" fronts 170 feet on the southwesterly margin of Hillwood Drive and extends back 216.3 feet on the southeasterly line and 209 feet on the northwesterly line to a dead line in the rear, measuring 165 feet thereon.

BEING the same property conveyed to James W. Ward, Jr. and spouse, Susanne J. Ward by deed from Mark A. Miller and spouse, Lisa Miller of record in Book 9595, page 970, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

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 Susanne J. Ward by James W. Ward, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 215 Hillwood Drive, Nashville, TN 37205

**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.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**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.

**WITNESS THE EXECUTION HEREOF** this 29th day of July, 1996.

James W. Ward, Jr.

Susanne J. Ward, By: James W. Ward, Jr., Atty-In-Fact

**State of Tennessee**
**County of Davidson**

On this 29th day of July, 1996, before me the undersigned authority, personally appeared **James W. Ward, Jr.** , 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 the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 650000.00

Affiant

Sworn and subscribed before me on the 29th day of July, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **James W. Ward, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Susanne J. Ward**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1996.

_____
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: James W. Ward, Jr. and Susanne J. Ward**

**TO: Aneel M. Pandey**

## 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.

References to the singular include the plural, when applicable.

_____
**James W. Ward, Jr., Affiant**

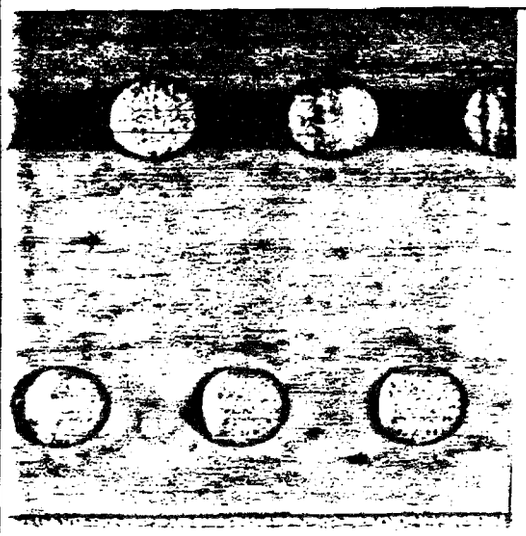
Sworn to and subscribed before me this
29th day of July, 1996.

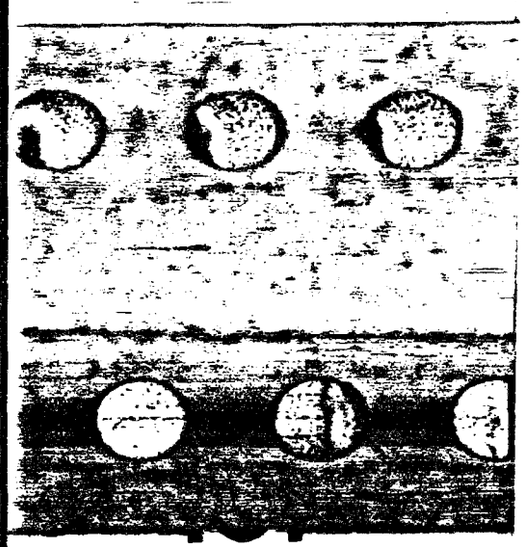
_____
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1314 07/31 0101 03CHECK 2418.00





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 764

| | | |
|---|---|---|
| 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 |
| | | | | 650000.00 |
| | | | | CON TX 2405.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 2418.00 |
| | | | | CHECK 2418.00 |
| | | | 07/31/96 | 01 11:01 0001 1314 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02092 06
IDENTIF. # REFERENCE

96 JUL 31 AM 10:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1068904