BOOK 10320 PG 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Belinda Magee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda Magee (NAME)	Guaranty Trust Company (NAME)	133-12-95
436 Tampa Drive (ADDRESS)	P.O. Box 1218 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37133 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vishnu Chowbay and Philomena Chowbay, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Belinda Magee, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 49 on the Plan of Windsor Park Subdivision of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vishnu Chowbay and Philomena Chowbay, husband and wife by deed of record in Book 5128, Page 9, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 3792, page 445 and Book 3816, Page 784, said Register's Office.

The plan of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 30 foot minimum building setback line from Tampa Drive, a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

Subject to the flow of a creek through the rear of the lot.

97 JAN 15 PM 2:02
[illegible] WILSON REGISTER
DAVIDSON COUNTY, TN.

0264346
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 436 Tampa Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of December 19 96

Vishnu Chowbay
Vishnu Chowbay

Philomena Chowbay
Philomena Chowbay

BOOK 10320 PG 301

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vishnu Chowbay and Philomena Chowbay, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of December 19 96.

Commission expires May 16, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, 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 "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

5001 01/15 0101 03CHECK

355.25

BOOK 10320 PG 302

WARRANTY DEED

FROM

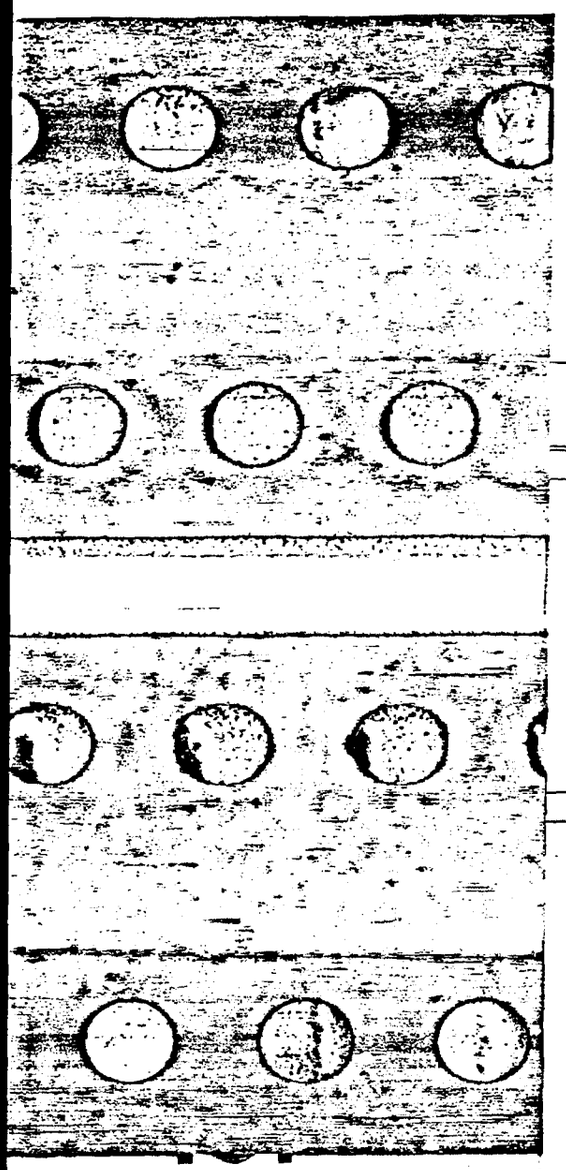
Vishnu Chowbay and Philomena Chowbay, husband and wife

TO

Belinda Magee

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10320 PG 303

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 12.00
TOTAL 355.25
CHECK 355.25

01/15/97 01 14:04 0001 5001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264346
IDENTIF. ↑ REFERENCE

97 JAN 15 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107507