Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0447579
IDENTIF. ↑ REFERENCE

39-B
File #98-1262

98 JUN -8 PM 1:57 BOOK 10967 PG 287

REGISTER
DAVIDSON COUNTY, TN.

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 **Vishwas R. Talwalkar, and wife, Susan Talwalkar**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Parke N. Brown, and Rhonda B. Brown, husband and wife,** 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 Unit No. 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 description.

Being the same property conveyed to Vishwas R. Talwalkar and wife, Susan Talwalkar by deed from Charles M. Herbert and wife, Beverly M. Herbert of record in Book 9750, Page 92, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2715 Linmar Avenue, Nashville, TN 37215

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 4th day of June, 1998

Vishwas R. Talwalkar

Susan Talwalkar

06/08 0101 03CHECK 367.50

BOOK 10967 PG 288

State of Tennessee)
County of Davidson)

On this the 4th day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Vishwas R. Talwalkar and Susan Talwalkar**, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$105,000.00**.

Affiant

Sworn and subscribed before me on this the 4th day of June, 1998.

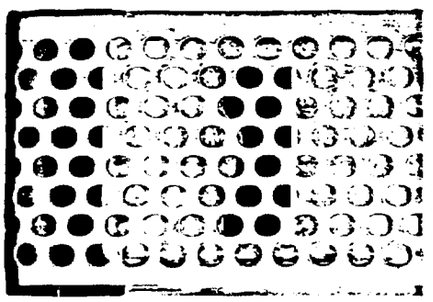
Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Parke N. Brown
2715 Linmar Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
National Bank of Commerce
7770 Poplar Avenue, Ste. 103
Germantown, TN 38138

TAX MAP-PARCEL #:
104-14-D-20CO



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

RECEIVED OF _____

FOR _____

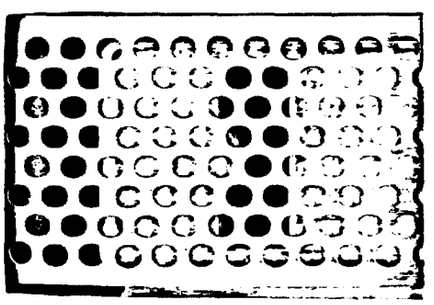
BOOK 10967 PG 289

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50
06/08/98 01 14:00 0001 7592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447579
IDENTIF. ↑ REFERENCE

98 JUN -8 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303486