39-8-

BOOK 11647 PAGE 235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES 11-30-02
(AFFIX SEAL)

AMANDA B. DEWITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires Nov. 30, 2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: SAMC	MAP-PARCEL NUMBERS
ANITA AGARWAL	~~NATIONAL BANK OF COMMERCE~~	MAP 116-16
(NAME)	(NAME)	
109 WENTWORTH AVENUE	~~210 20TH AVE. NORTH~~	GROUP B
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	~~NASHVILLE, TENNESSEE 37203~~	PARCEL 5.00 CO
(CITY) (STATE) (ZIP)	(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, MARK D. THOMAS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANITA AGARWAL, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Second Revision The Iroquois of Nashville, as of record in Plat Book 6900, Pages 61 and 62, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark D. Thomas and wife, Joan T. Thomas by deed from Otho F. Mears, III. and wife, Elizabeth B. Mears by deed of record in Book 8904, Page 882, Register's Office for Davidson County, Tennessee. The said Mark Douglas Thomas and Joan Triplett Thomas having since divorced the said Joan T. Thomas having quitclaimed to Mark D. Thomas by Quit Claim Deed of record in Book 10855, Page 189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Plat Book 6900, pages 61 and 62. Declaration of Covenants, Conditions, and Restrictions contained in an instrument of record in Book 6657, Page 683; amended in Book 6684, Page 243; amended in Book 6820, Page 732 and Book 7523, Page 828. By-Laws of record in Book 6657, page 707. An easement for storm water detention agreement of record in Book 6400, Page 650. A Perpetual Easement for ingress and egress of record in Book 2028, Page 234. An easement for right of way of record in Minute Book 61, Page 307. Charter of record in Book 7661, page 875 and amended in Book 8209, Page 304. Dedication of common areas of record in Book 8853, Page 662. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4154, Page 230 and Book 4197, Page 385, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 WENTWORTH AVENUE, NASHVILLE, TN 37215
(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 my hand this 27th day of August, 19 99

MARK D. THOMAS

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 MARK D. THOMAS, UNMARRIED

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 99

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires _____

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

WARRANTY DEED

FROM

MARK D. THOMAS

TO

ANITA AGARWAL

MAIL ENV.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS
99 SEP -2 PM 1:10
JILL GRAY, REGISTER
DAVIDSON COUNTY, TN.

06311755

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11647 PAGE 237

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0631755

RECEIVED FOR REFERENCE

99 SEP -2 PM 1:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT
375000.00
CO TX 1387.50
PRFEE 1.00
MISCED 8.00
CFEE 2.00
TOTAL 1398.50
CHECK 1398.50

09/02/99 01 13:10 0001 4078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512118