**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Instr:200008010075810 Page: 1 OF 2
REC'D FOR REC 08/01/2000 10:48:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $471.75

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Matthew T. Wooley
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of July, 2000.

Notary Public

My Commission Expires: 11/19/01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew T. Wooley
709 Barlin Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142-10-0-B-104.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alikhan Z. Telwar, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew T. Wooley, an unmarried man** hereinafter referred to as 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 Unit No. 104 on the Plan of Belle Pointe, Phase III, a planned unit development of record in Book 6250, page 872, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to ALIKHAN Z. TELWAR, unmarried, by deed from Geoffrey D. Crisco of record in Book 10710, page 896, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 872, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6689, page 772; Book 6702, page 409; Book 6774, page 774; Book 6819, page 164; and Book 6862, page 292, Register's Office for Davidson County, Tennessee.

All matters on boundary plan of record in Book 6250, page 440, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record in Book 8016, page 858, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6689, page 783; Book 7409, page 224; Book 7851, page 215; and Book 9319, page 443, Register's Office for Davidson County, Tennessee.

Subject to the flow of Flat Creek.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 709 Barlin Court, Nashville, Tennessee 37221.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of July, 2000.

7/24/00

**Alikhan Z. Telwar**

**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 Alikhan Z. Telwar, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2000.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE DONALD B. BARRETT, JR. WILLIAMSON COUNTY, TENN.

02073-BP