Instr:200008020076329 Page: 1 OF 2
REC'D FOR REC 08/02/2000 9:04:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $802.90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of July, 2000.

Notary Public

My Commission Expires: 11-18-01

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:
Ali Khan Telwar
7950 Saddle Ridge Court
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
127-00-0-234.00

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, **Marilyn Sue Burnell, an unmarried person** hereinafter referred to as Grantors, hereby transfers and conveys to **Ali Khan Telwar, an unmarried person,** 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 Lot No. 44 on the plan of Saddle Ridge Section II as of record in Book 5200, page 366 and 367 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Marilyn Sue Burnell (Seller) took title to subject property on June 4, 1992.

Being the same property conveyed to Marilyn Sue Burnell by deed from Jack D. Cronk and wife Ruth N. Cronk of record in Book 8644 page 689 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 5660 Page 823, Register's Office for Davidson County, Tennessee.

The Plan of record in Plat Book 5200, Page 366 and 367, Register's Office for Davidson County, Tennessee.

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 7950 Saddle Ridge Court, Nashville, TN 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 27th day of July, 2000.

Marilyn Sue Burnell

Marilyn Sue Burnell

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn Sue Burnell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2000.

Notary Public

11-18-01
My Commission Expires

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

02128-BP