22-1-025

Davidson County DEEDWARR
Recvd: 02/11/02 11:53 2pgs
Fees:13.00 Taxes:658.60
20020211-0017896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Allison Leay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2002.

Suzanne T. Eggers
Notary Public

NOTARY PUBLIC AT LARGE
SUZANNE T. EGGERS
RUTHERFORD COUNTY, TENNESSEE

MY COMMISSION EXPIRES: March 3, 2005 (AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zahra B. Telwar	Franklin American Mortgage Company	155-16-42
(NAME)	(NAME)	
5021 Cambron Drive	501 Corporate Centre Dr., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Franklin, TN 37067	
(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,

FLOYD E. PARSONS JR. AND WIFE, MARGARET M. PARSONS,

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

ZAHRA B. TELWAR AND WALLI MOHAMMAD TELWAR,

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. 27 on the Plan of Pasquo Park, Section 2, as of record in Book 3600, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Floyd E. Parsons Jr. and wife, Margaret M. Parsons by deed from Walter G. Baldwin and wife, Helen Baldwin of record in Book 6425, Page 481, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved ☒ property, known as 5021 Cambron Drive, Nashville, TN
(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/our hand(s) this 30th day of January, 2002.

Floyd E. Parsons Jr.

Margaret M. Parsons

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 Floyd E. Parsons Jr. and wife, Margaret M. Parsons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of January, 2002

Commission expires: 5/28/03

Sharon L. Piney

Notary Public

NOTARY PUBLIC AT LARGE