Davidson County DEEDWARR
Recvd: 04/20/04 15:30 2pgs
Fees:13.00 Taxes:370.00
20040420-0044829

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Ayubkhan B. Telwar **Jennifer F. Telwar** 1523 Crockett Hills Blvd Brentwood, Tennessee 37027	**same**	**160-10-10.00**

PICK-UP

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Alfa Development, LLC, a Delaware limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Ayubkhan B. Telwar and wife Jennifer F. Telwar (herein referred to as "Grantee") their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 8 on the Plan of First Revision, Deer Run Subdivision, as shown by plat of record in Plat Book 9700, page 778, revised by Plat Book 9700, Page 825, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Alfa Development, LLC, by Warranty Deed from J. Harold Shedd of record in Book 10762, Page 501, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2004 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 13th day of April, 2004.

GRANTOR:

ALFA DEVELOPMENT, LLC

By: _____
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $100,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this day of April, 2004.

_____
NOTARY PUBLIC

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
January 26, 2008
STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Evan Gower, a Notary Public for the state and county aforesaid, Fatima K Telwar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Manager of Alfa Development, LLC, a Delaware limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 13th day of April, 2004.

_____
NOTARY PUBLIC

My Commission Expires: _____

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
January 26, 2008
STATE OF TENNESSEE

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