Davidson County DEEDWARR
Recvd: 06/27/06 13:28 2 pgs
Fees:13.00 Taxes:1794.50

20060627-0076787

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VR-06-3813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamay Ozari	New Owner (NAME)	92-13-10.00
3811, 3813, 3815 Charlotte Avenue (ADDRESS)	3814 Charlotte Ave. (ADDRESS)	92-13-9.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	92-13-8.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS P. DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMAY OZARI AND AYUBKHAN B. TELWAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, OF BLOCK NO. 4, ON THE PLAN OF CHARLOTTE PARK COMPANY'S 2ND ADDITION, OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

PROPERTY KNOWN AS: 3811 CHARLOTTE AVENUE, NASHVILLE, TN 37209

MAP/PARCEL: 92-13-10.00

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, BLOCK NO. 4, ON THE PLAN OF CHARLOTTE PARK COMPANY'S 2ND ADDITION, OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO ALLEY.

PROPERTY KNOWN AS: 3813 CHARLOTTE AVENUE, NASHVILLE, TN 37209

MAP/PARCEL: 92-13-9.00

TRACT III:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8, BLOCK NO. 4, ON THE PLAN OF CHARLOTTE PARK COMPANY'S 2ND ADDITION, OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, THE WESTERLY LINE OF SAID LOT NO. 8 EXTENDING BACK WITH THE EASTERLY MARGIN OF THIRTY-NINTH AVENUE NORTH, 150 FEET TO AN ALLEY.

PROPERTY KNOWN AS: 3815 CHARLOTTE AVENUE, NASHVILLE, TN 37209

MAP/PARCEL: 92-13-8.00

BEING THE SAME PROPERTY CONVEYED TO THOMAS P. DAVIS BY QUIT CLAIM DEED FROM SHELLEY J. DAVIS, RECORDED ON THE 3RD DAY OF FEBRUARY, 1999 IN DEED BOOK 11325, PAGE 913, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 57, page 160 and 161; Book 10069, page 33; Book 11325, page 913; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 3811, 3813, 3815 Charlotte Avenue, Nashville, Tennessee 37209

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of June, 2006.

Thomas P. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas P. Davis, the within named bargainor, 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, this the 20th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903