Davidson County DEEDWARR
Recvd: 05/08/07 10:02 2 pgs
Fees:13.00 Taxes:647.50

20070508-0055121

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2007.

Notary Public
My commission expires: My Commission Expires April 20, 2010

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

03-0704-34586

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Keith Murray 5311 Elkins Avenue<br>~~212 Cross Timbers Drive~~<br>Nashville TN ~~37221~~ 37209 | Same | 142-02-0-181 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fatima Telwar,*unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith Murray and wife, Susan Rodgers, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *ALSO KNOWN AS FATIMA K. TELWAR

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fatima Telwar (also known as Fatima K. Telwar), by deed from Rudy Thacker, Jack Turner, Sarah Thacker and Judy Turner, dated April 29, 1985, recorded May 3, 1985, of record in Book 6548, Page 795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 212 Cross Timbers Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of May, 2007.

Fatima Telwar a/k/a Fatima K. Telwar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fatima Telwar,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

*a/k/a Fatima K. Telwar

Witness my hand in Nashville, TN, this 1st of May, 2007.

Diane K. Mann
State of Tennessee at Large




My Commission expires 02/22/09