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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August 19 75

Notary Public

MY COMMISSION EXPIRES: May 10, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd., Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Eshaghpour (NAME)	Morris Eshaghpour (NAME)	Map No. 94-1
3403 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	3403 Elkins Avenue (STREET ADDRESS)	Parcel 345
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Sam Golden, (Deceased) by First American National Bank, Executor of Estate of Sam Golden, ~~but no further or otherwise.~~

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

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. 116 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 116 fronts 50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back Southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Sam Golden, by deed from Maggie Randolph, of record in Book 1005, page 323, Register's Office for said County, the grantee having since died testate.

This is { unimproved ( ) / improved (X) } property, known as 3403 Elkins 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 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 hand this 6th day of August, 19 75

First American National Bank Executor
Estate of Sam Golden
BY
VICE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, STEVEN L. WEST, a Notary Public in and for said County and State, the within named Bob L. Andrews, Vice President and Trust Officer for First American National Bank, in capacity as Executor of Estate of Sam Golden (Deceased)

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August 19 75

Commission expires Nov. 21, 1978

Steven L. West
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Sam Golden (Deceased) First American National Bank, Executor of the Estate of Sam Golden

TO
Morris Eshaghpour

D 12901

IDENTIF. REFERENCE

AUG 26 2 55 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 26 75	CONV	*2,100.00		
AUG 26 75	S'TAX		A* 5.46	
AUG 26 75	PR'FEE		A* .50	
AUG 26 75	W'DEED		A* 4.00	* 9.96

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.