FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-27-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie White Sawyers et ux (NAME)	Schumacher Mortgage Company, Inc. (NAME)	Map 92-13
3403 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	Clark Tower-5100 Poplar Avenue (STREET ADDRESS)	Parcel 348
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (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, Morris Eshaghpour

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie White Sawyers and wife, Lue B. Sawyers

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 Morris Eshaghpour by deed from Sam Golden (deceased) by First American National Bank, Executor of Estate of Sam Golden, of record in Book 4945, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Carole Eshaghpour, wife of the above named, Morris Eshaghpour, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 3403 Elkins Avenue, Nashville, Tennessee
(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 our hand s this 3rd day of September, 19 76

MORRIS ESHAGHPOUR

Carole Eshaghpour
CAROLE ESHAGHPOUR

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Eshaghpour et ux Carole Eshaghpour

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September 19 76

Commission expires August 18, 1979

Notary Public

L HERSH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

MORRIS ESHAGHPOUR ET UX CAROLE

TO

CHARLIE WHITE SAWYERS ET UX LUE B.

D 67356

IDENTIF. REFERENCE

SEP 10 11 38 AM '76

REGISTER DAVIDSON COUNTY, TENN.

Title Bag 4

SEP 10 76	CONV	11,100.00			
SEP 10 76	S'TAX		B*	28.86	
SEP 10 76	PR'FEE		B*	.50	
SEP 10 76	W'DEED		B*	4.00	* 33.36

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.