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 $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: 7-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MACARIO M. LOCAP (NAME)	REALTY MORTGAGE, INC. (NAME)	
645 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N. E. #8 (STREET ADDRESS)	162-10
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	18

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 CONTRACTING CORPORATION, a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MACARIO M. LOCAP, et ux
REMEDIOS M. LOCAP

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:

Being Lots No. 176 on the Plan of Stacy Square, Section IV, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 176 fronts 65.00 feet on the westerly margin of Hicks Road and runs back 163.5 feet on the southerly line and 142.9 feet on the northerly line to a dead line in the rear on which it measures 83.42 feet.

Being part of the same property conveyed to MORRIS ESHAGHPOUR CONTRACTING CORPORATION by warranty deed from I.R. SCHULMAN, TRUSTEE, of record in Book 4992, page 920, Register's Office for said county.

unimproved ( )
This is improved (XX) property, known as 645 Hicks Road, Nashville, Tennessee 37221
(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 hands this 31st day of December, 19 76

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

By: President

MORRIS ESHAGHPOUR, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared MORRIS ESHAGHPOUR and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the MORRIS ESHAGHPOUR CONTRACTING CORPORATION the within named bargainor, a corporation, and that (he) (she) as such President 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 MORRIS ESHAGHPOUR as such President, and attesting the same by the said MORRIS ESHAGHPOUR as such President

Witness my hand and official seal at office at Nashville on this the 31st day of December, 19 76.

My commission expires 10/25/78

_____
Notary Public

WARRANTY DEED

FROM
MORRIS ESHAGHPOUR CONTRACTING CORPORATION, a Tennessee Corp.

TO
MACARIO M. LOCAP, et ux
REMEDIOS M. LOCAP

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 84477

IDENTIFICATION REFERENCE

JAN 11 1 25 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 10 77 CONV 31,000.00
JAN 10 77 S'TAX B* 80.60
JAN 10 77 R'FEE B* .50
JAN 10 77 M'DEED B* 4.00 * 85.10