ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Morris Eshaghpour Carole Eshaghpour	SAME	129-10-81
(NAME)	(NAME)	8DZ 77095
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty Thousand and no/100---------- ----------($20,000.00) DOLLARS cash in hand paid by Morris Eshaghpour and wife, Carole Eshaghpour, receipt of which is hereby acknowledged.

JUL-3[illegible]	CONV	20,000.00			
JUL-3[illegible]	S'TAX		B*	52.00	
JUL-3[illegible]	PR'FEE		B*	.50	
JUL-3[illegible]	W'DEED		B*	4.00	* 56.50

I, Mary Hicks Proctor, an unmarried woman, have bargained and sold, and by these presents do transfer and convey unto the said Morris Eshaghpour and wife, Carole Eshaghpour

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of West Meade Park, Section I, as of record in Book 2900, pages 103 and 104, Register's Office for said County. Said Lot No. 18 fronts 105 feet on the easterly side of Clearbrook Drive and extends back 333 feet on the northerly line and 239 feet on the southerly line to a dead line, measuring 209.5 feet thereon.

Being the same property conveyed to Mary Hicks Proctor, by deed from West Meade Park Corporation, of record in Book 4073, page 858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1978 taxes have been prorated and the conveyees assume the payment thereof in full.
2. All questions of boundary lines and location of improvements and area contained in the property hereby insured, and rights of parties in possession, dependent upon a correct survey for determination.
3. Restrictive covenants of record in Book 3102, page 381, said Register's Office for Davidson County, Tennessee.
4. The Plan of record in Book 2900, pages 103 and 104, said Register's Office, shows an Owner's Certificate, a building setback line from Clearbrook Drive and an easement for public utility and drainage purposes.

unimproved (X)
This is improved ( ) property, ~~known as~~ located on Clearbrook Drive
(House Number) (Street)
Nashville
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 28th day of June, 1978.

/Mary Hicks Proctor

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ATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Hicks Proctor

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of June, 19 78.

My commission expires 11/6/79 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (wh
This is equal to or greater than the property would bring at a fair and

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 1978.
Deputy Register

Sworn to and subscribed before me this day of , 19 .

My commission expires Notary Public

This instrument was prepared by:
Jacobs H. Doyle, 428 Stahlman Building, Nashville, Tennessee 37201
Name Address

WARRANTY DEED
FROM
MARY HICKS PROCTOR
TO
MORRIS ESHAGHPOUR
and
CAROLE ESHAGHPOUR

E 74626
IDENTIF. REFERENCE
JUL 3 12 54 PM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219