81-5-20 file box 4

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 $98,900.00

John E. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. BUCHANAN (NAME)	"OWNER" (NAME)	9D769
7317 Dunaway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (P. O. ZIP)	(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 CONTRACTING CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. BUCHANAN AND WIFE, ROSA M. BUCHANAN

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. 20 on the Plan of Dunaway Woods, Section 1 of record in Book 5200, page 132, Register's Office for said County.

SAID Lot No. 20 fronts 244 feet on the westerly margin of Dunaway Drive and extends back 187 feet on the northerly line and 218.21 feet on the southerly line to a dead line in the rear measuring 157.65 feet thereon.

BEING part of the same property conveyed to Morris Eshaghpour Contracting Corporation by deed from I. R. Schulman, Trustee of record in Book 5484, page 225, 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 Grantee (s) herein.

This is unimproved ( ) improved (X) property, known as 7317 DUNAWAY DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (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 14th day of May, 19 81

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

BY: _____, Pres.

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) acknowledged (himself) to be the President and _____ respectively of the Morris Eshaghpour Contracting Corporation the within named bargainor, a corporation, and that (he) 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 _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of May, 19 81

My commission expires 4/22/84

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

TO

ROBERT E. BUCHANAN AND WIFE,

ROSA M. BUCHANAN

G 4 2 1 2 9

IDENTIF. REFERENCE

MAY 15 3 57 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			98500.00- CO	
			257.14 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	863.64-
6114405/15/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 2 1 2 9

IDENTIF. REFERENCE

MAY 15 3 57 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 822390