81-6-17

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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 $ 138,555.00

Wayne S. Maxson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1981.

Notary Public

MY COMMISSION EXPIRES: June 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys (NAME) 1208 Fidelity Federal Building Nashville, Tn. 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne S. Maxson (NAME)	Security Federal Savings and Loan (NAME)	128-9-37
7505 Hallows Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 15917 (STREET ADDRESS)	9D-7563
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (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 Wayne S. Maxson and wife, Lianne M. Maxson

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

Said Lot 36 fronts 132 feet on the southwesterly margin of Hallows Drive and extends back 315.06 feet between parallel lines to a dead line in the rear measuring 132 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 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5393, page 651; amended in Book 5484, page 222, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 7505 Hallows Drive (House Number) (Street) Nashville, Tennessee 37221 (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 25th day of June, 19 81

Morris Eshaghpour Contracting Corporation

By: Morris Eshaghpour, Pres.
Morris Eshaghpour

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquinted, 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 _____ as such President, and attesting the same by the said Morris Eshaghpour as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of June, 19 81.

My commission expires 4/22/84

_____
Notary Public

WARRANTY DEED

FROM
Morris Eshaghpour Contracting Corporation

TO
Wayne S. Maxson and wife, Lianne M. Maxson

Return to:
Security Federal Savings and Loan
Post Office Box 15917
Nashville, TN 37215

G 48584

MAIL ENV.

IDENTIF. REFERENCE

JUN 30 9 13 AM '81

FELIX Z. WILSON 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 _____

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FOR _____

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
			138555.00- CO	
			360.36 CO TX	
			.50 PRFEE	
			0.00 WDEED	
			CHECK	361.86-
			4046A06/30/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 485884

IDENTIFICATION REFERENCE

JUN 30 9 13 AM '81

No. 830057