File 54

Prepared By:
Barry W. Bedford, Attorney
Suite 301, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

Address New Owner(s):
Dr. N.S. Babu et ux
301 Harpeth Ridge Dr.
Nashville, TN 37205

Send Tax Bills To:
SAME

Map and Parcel No.
143-6A-22

BOOK 6232 PAGE 292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MORRIS ESHAGHPOUR CONTRACTING CORPORATION (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DR. N. S. BABU and wife, DESAI RADHAMMA BABU (the "Grantees") their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

BEING Lot No. 22 on the Plan of Harpeth Trace Estates, Phase One, of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

BEING a part of the same property conveyed to Morris Eshaghpour Contracting Corporation by deed from Jerome L. Rosenblum and Bernard Goldstein, Trustee, of record in Book 6090, page 663, said Register's Office.

1984 property taxes have been prorated and assumed by the Grantees.

This is improved property known generally as 301 Harpeth Ridge Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16th day of February, 1984.

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

BY: _____
MORRIS ESHAGHPOUR, President

3711 02/16 380.90- CHECK

10342

IDENTIF. REFERENCE

FEB 16 12 29 PM '84

REGISTER
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

Before me, the undesigned, a Notary Public of the State and County aforesaid, personally appeared Morris Eshaghpour, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged, himself to be President of the Morris Eshaghpour Contracting Corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, this 10th day of February, 1984.

My Commission Expires:

July 18, 1987

Glenda K. Horton
NOTARY PUBLIC

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Barry W. Bedford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF February, 1984.

Glenda K. Horton
NOTARY PUBLIC

My Commission Expires: July 18, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6232 PAGE 294

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

144000.00- CAMT.
374.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 380.90-
3711A02/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10354 2

IDENTIF. REFERENCE

FEB 16 12 29 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN

No. 13898