THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOK 8

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Tony S. Roberts<br>7574 George E. Horn Road<br>Nashville, TN 37221 | Commerce Union Bank<br>1 Commerce Pl., Real Estate Div.<br>Nashville, Tennessee 37239 | MAP 128-9<br>PARCEL 63<br>9D-7034 |

**WARRANTY DEED** BOOK 6527 PAGE 102

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Morris Eshaghpour Contracting Corporation, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tony S. Roberts and wife, Ellen B. Roberts hereinafter called the Grantee, Grantee's 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. 2 on the plan of Section One, Dunaway Woods, of record in Book 5200, page 132, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 183.21 feet on the northerly margin of George Horn Road and fronts 227.72 feet on the easterly margin of Dunaway Drive, said frontages being joined by a curve having a length of 75.54 feet, and extends back 162.55 feet on the northerly line and 186.0 feet on the easterly line to a point of intersection.

BEING part of the same property conveyed to Morris Eshaghpour Contracting Corporation, a Tennessee Corporation, by Installment Deed from I. R. Schulman, Trustee with full power, of record in Book 5484, page 327, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5393, page 651, and amended in Book 5484, page 222, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 7574 George Horn Road, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of April, 1985.

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

BY: _____
Morris Eshaghpour, President

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 3rd day of April, 1985, before me personally appeared Morris Eshaghpour Contrac_____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Nov 1, 1987

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

BOOK 6527 PAGE 103

Before me, the undersigned, 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 him self to be the President (or other officer authorized to execute the instrument) of the Morris Eshaghpour Contracting Corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 3rd day of April, 1985.

3206

$220.50 - 4/4/85

CHECK

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

**WARRANTY DEED**

from:
Morris Eshaghpour Contracting Corporation

to:
Tony S. Roberts and wife, Ellen B. Roberts

return to: cg Box 8

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN- 23406

APR 4 | 3 04 PM '85
FELIX A. ALL... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

94425
I 9 4 4 2 5

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6527 PAGE 104

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 110000.00- CAMT. | |
| | | | 286.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 292.50- |
| | | | 5306A04/04/85 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1994 4:25

IDENTIF. REFERENCE

APR 4 1 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122322