BOOK 6597 PAGE 224

Box

FILE IN BOX #4
MAP 143 PARCEL 2-C-27
Field Book #9DZ 73067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 114,900.00 .

Fred C. Dance
Affiant

Subscribed and sworn to before me this the 28th day of June 1985.

My Commission Expires: 10-24-88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Fred C. Dance	Cameron Brown Company
(Name)	(Name)
723 Harpeth Trace, Unit 27-C	4300 Six Forks Road
(Street Address)	(Street Address)
Nashville, TN. 37221	Raleigh, North Carolina 27619
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, MORRIS ESHAGHPOUR CONTRACTING CORPORATION, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Fred C. Dance, hereinafter called the Grantee(s), heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Plan of Harpeth Knoll Subdivision, of record in Book 5200, Page 764, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Morris Eshaghpour Contracting Corporation, by Deed from John R. Beesley, III, Trustee, of record in Book 6262, Page 190, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Harpeth Knoll; and including the requirement that all owners of lots in Harpeth Knoll be members of the Harpeth Knoll Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 6280, Page 478, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Harpeth Knoll Subdivision, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any

4121 07/02 305.24- CHECK

walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Harpeth Knoll Subdivision) is vested in Harpeth Knoll Homeowners' Association for the common enjoyment of all members of said Association.

4. Obligation for prorata share of insurance coverage on common elements, buildings and other hazards as determined by the Board. Said insurance to be secured by the Association.

5. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns forever; and it does covenant with the said Grantee(s) that it 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 it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), his 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.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be affixed hereto this the 28th day of June, 1985, by its duly authorized officer.

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

BY: _____
MORRIS ESHAGHPOUR, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for 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 his oath acknowledged himself to be the President of the MORRIS ESHAGHPOUR CONTRACTING CORPORATION, the within named bargainor, a corporation, and that he as such President 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.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of June, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

PEGGY ALKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 1:7 8 4:5.

IDENTIF. REFERENCE

Jul 2 | 29 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Returns to: Wilkins & Avery

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6597 PAGE 226

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

114905.00- CAMT.
298.74 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 305.24-
4121A07/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 8 4 5.

IDENTIF. REFERENCE

Jul 2 1 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150415