FILE BOX 3

FORM No. WD-1

BOOK 6612 PAGE 223

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Martin R. Klose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES: 10-9-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Martin R. Klose	Mortgage Trust Company		MAP 128-13
(NAME)	(NAME)		
7594 George E. Horn Rd.	2401 Hillsboro Road, Suite 100		PARCEL 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37221	Nashville, Tennessee 37212		9D-07024
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		

FOR AND 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, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin R. Klose and wife, Elizabeth L. Klose

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.

Being Lot No. 47 on the Plan of Dunaway Woods, Section One, of record in Book 5200, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the property conveyed to Morris Eshaghpour Contracting Corporation by deed from I. R. Schulman, Trustee of record in Book 5484, page 327, Register's Office said County.

This conveyance is subject to restrictive covenants of record in Book 5200, page 132, Book 5393, page 651 and Book 5484, page 222, Register's Office said County.

This conveyance is subject to any and all existing easements and restrictions of record.

J 2 2 6 6 1 1

IDENTIF. REFERENCE

JUL 23 8 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 7594 George E. Horn Rd., Nashville, TN 37221
(House Number) (Street) (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 heir 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 covey 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 18th day of July, 19 85

Attest:

Morris Eshaghpour Contracting Corporation
By:
Morris Eshaghpour, President

BOOK 6612 PAGE 224

STATE OF TENNESSEE
COUNTY OF

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
COUNTY OF Davidson

Before me, the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared Morris Eshaghpour or proved to me on the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the XXXXXXXXXXXXXX XXXXXXX himself President and _____ respectively of the Morris Eshaghpour Contracting Corporation the within named bargainor, and corporation, and that XXXX (he) (they) as such President and _____ being authorized so to do, execute 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 on this the 18th day of July, 85 19 _____

My commission expires 10-14-85

_____
Notary Public

WARRANTY DEED

FROM

Morris Eshaghpour Const. Corp.

TO

Martin R. Klose
Elizabeth L. Klose

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6612 PAGE 225

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

104500.00- CONT.
271.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 278.20-
0181A07/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 6 6 1

IDENTIF. REFERENCE

JUL 23 8 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156317