BOOK 6712 PAGE 531

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1985.

Notary Public

MY COMMISSION EXPIRES: 4-24-89

(AFFIX SEAL)

Return to
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston A. Balthrop (NAME)	Leader Federal Savings & Loan Association (NAME)	143-2-C Par 15
747 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (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 Preston A. Balthrop and wife, Selena L. Balthrop

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 Unit 15-C on the Plan of Harpeth Knoll, of record in Book 5200, Page 764, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

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

5498

IDENTIFICATION REFERENCE

Nov 19 2 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 747 Harpeth Trace Drive, Nashville, Tennessee 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 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 my hand this 18th day of November, 1985

Morris Eshaghpour Contracting Corporation
By: Morris Eshaghpour, President

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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 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
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) (~~this several oaths~~) acknowledged (himself) (~~themselves~~) to be the President and _____ respectively of the Morris Eshaghpour Contracting Corporation the within named bargainor, a corporation, and that (he) (~~they~~) 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 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 November, 19 85.

My commission expires 4-19-87

_____
Notary Public

WARRANTY DEED

FROM

_____

TO

_____

_____

_____

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6712 PAGE 533

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			118900.00- CNTY.	
			309.14 CSTAX	
			.50 RREF	
			6.00 WDEED	
			CHECK 315.64-	
8017A	11/19/85	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 0 9 8

IDENTIFICATION REFERENCE

Nov 19 2 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193194