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6795

FILE IN BOX #4

FORM NO. WD-1

#86-2-40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Robbie E. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February 19 86.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm R. Graham (NAME)	Atlantic Coast Mortgage (NAME)	MAP 128-14
8006 Arbor Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 135
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	#9D-6660

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 Malcolm R. Graham and wife, Robbie E. Graham and Michael R. Graham, unmarried, and Lila Rhea Gourley, unmarried,

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 Lot No. 64 on the Plan of Harpeth Park, Section Three, of record in Book 4175, Page 14, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Morris Eshaghpour Contracting Corporation, by Deed from Fayez K. Ghishan and wife, Joan L. Ghishan, of record in Book 5971, Page 938, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4232, Page 417, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

8013.7

IDENTIFICATION REFERENCE

MAR 4 11 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/04 1205.40- CHECK

This is Unimproved ( ) Improved (XX) property, known as 8006 Arbor Drive, 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 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 his hand this 28th day of February, 19 86

Morris Eshaghpour Contracting Corporation
By: Morris Eshaghpour, President

STATE OF TENNESSEE
Davidson County

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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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, Jonathan J. Foley, Jr. a Notary Public in 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 oath, acknowledged himself to be the President _____ of the Morris Eshaghpour Contracting Corporation 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 official seal at Nashville, ~~Tennessee~~, this 28th day of February, 19 86.

_____ Notary Public

Commission Expires 2/19/88

WARRANTY DEED

FROM
Morris Eshaghpour Contracting Corporation

TO
Malcolm R. Graham and wife, Robbie E. ~~Graham and Michael R. Graham~~ and Lila Rhea Gourley

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

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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
			76800.00- CAMT.	
			196.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	205.40-
			9620AC3/04/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 1 3 7

IDENTIFI REFERENCE

MAR 4 11 14 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 224031