BOOK 6829 PAGE 592

MAP: 110-24675
PARCEL: 43-01-72

THIS INSTRUMENT PREPARED BY:

IMOGENE W. BOLIN
P.O. Box 467
Smyrna, Tennessee 37167

SEND TAX BILLS TO:

Abe and Marlayne Assadi and
Hamid Dousthaghighi
2316 Tinnell Court
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNERS:

Same as above

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

IDENTIFICATION REFERENCE

APR 15 1 02 PM '86

PELHAM A. WEAKLEY REGISTER
DAVIDSON COUNTY, TN

91728

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 21, 1984, and filed for record March 29, 1984, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Book 6259, Page 876, and note of even date thereby secured, in the original principal amount of ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND NO/100 ($130,500.00) DOLLARS payable to MORRIS MORTGAGE CORPORATION (now assigned to NATIONWIDE LENDING GROUP, INC.), which debt the Grantees herein assume and agree to pay as part payment of the purchase price.

We, the undersigned, MICHAEL P. TABOR and wife, JUNE P. TABOR, have bargained and sold and do hereby transfer and convey unto ABE ASSADI and wife, MARLAYNE ASSADI, their heirs and assigns forever, a one-half (1/2) undivided interest, and to HAMID DOUSTHAGHIGHI, his heirs and assigns forever, a one-half (1/2) undivided interest, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to wit:

04/15 355.00 CHECK

3:03

BEING Lots Nos. 12 and 13 on the plan of Section One, Pierce Place, of record in Book 5190, Page 733, and further described as part of Lot No. 20 on the plan of Dixie Pure Food Company's Subdivision, of record in Book 421, Page 30, both in the Register's Office for Davidson County, Tennessee.

Said property fronts 100.50 feet on the Southeasterly margin of Pierce Road and extends back 210.64 feet on the Southwesterly line and 176.96 feet on the Northeasterly line to a broken line in the rear, measuring 105.43 feet thereon.

Being the same property conveyed unto Michael P. Tabor and wife, June P. Tabor by deed from Joe L. Crockett and wife, Marilyn M. Crockett and Jerry Mack Hargis and wife, Ann Hargis, of record in Deed Book 6259, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a driveway easement of record in Deed Book 6259, Page 888, and to all other restrictions and easements of record in Book 421, Page 30, of the said Register's Office.

This is improved property known as Lots Nos. 12 & 13, Section One, Pierce Place Subdivision, Pierce Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their successors and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1986 Davidson County property taxes are in escrow and said escrow account has been transferred to and assumed by the Grantees herein.

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 herein, their successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 9th day of April, 1986.

MICHAEL P. TABOR

JUNE P. TABOR

(ACKNOWLEDGEMENT ON NEXT PAGE)

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said State, the within-named MICHAEL P. TABOR and wife, JUNE P. TABOR, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes contained therein.

WITNESS MY HAND and official seal at Smyrna, Tennessee, this 9th day of April, 1986.

Imogene W. Bolin
NOTARY PUBLIC

My Commission Expires: 8-28-86

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

I hereby swear or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,269.08, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Imogene W. Bolin
AFFIANT

Subscribed and sworn to before me this the _____ day of _____, 1986.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 31,269.08
Imogene W. Bolin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15th DAY OF April 1986.
B. Edwards
Deputy Register

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

RECEIVED OF _____

FOR _____

BOOK 6829 PAGE 595

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
			131269.03- CAPT.	
			341.33 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK 360.83-	
			3029A04/15/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9172.9

IDENTIFICATION REFERENCE

APR 15 1 02 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 237409