BOOK 6873 PAGE 941

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Morad K. Dorani, Laura Roberts and husband Bruce L. Roberts 6541 Holt Road Nashville, TN 37211	SAME	118-2/215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Laura Roberts
Affiant

Subscribed and sworn to before me this 2nd day of June, 1986.

Teresa McDaniel
Notary Public

Commission expires: 1/21/90

0.6.2.1.2.

IDENTIFICATION REFERENCE

JUN 2 2 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ALBERT B. MALONEY, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto MORAD K. DORANI, a single person, and LAURA ROBERTS and husband, BRUCE L. ROBERTS, hereinafter referred to as 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. 57 and the north 3 feet of Lot No. 58 on the Plan of George I. Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for said County, and described more particularly as follows:

Beginning at the northwest corner of Lot No. 57 on said plan, said point being the point of intersection of the southerly margin of Inverness Avenue, formerly Westwood Avenue, and the easterly margin of Westwood Drive, formerly Seventh Avenue South; thence southeasterly with said margin of Westwood Drive, 53 feet to a point in the westerly line of Lot No. 58 on said plan, said point being the northwesterly corner of property conveyed to Ewing Clouse, Trustee, by deed of record in Book 1133, page 113, said Register's Office; thence with the northerly line of said Ewing Clouse, Trustee, northeasterly 180 feet to a point in the westerly margin of an alley; thence northwesterly with the westerly margin of said alley 53 feet to the southerly margin of Inverness Avenue; thence with

the same westerly 180 feet to the point of beginning.

Being a portion of the property conveyed to Albert B. Maloney by deed from Marie D. Bell, Clyde Deason, Francis Deason and Ira Deason, Jr., the only heirs-at-law of Maude H. Clouse, of record in Book 5370, Page 909, Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions as mentioned in Book 1781, Page 410, and all matters shown in Book 2534, Page 85, Register's Office for Davidson County, Tennessee.

Ethel L. Maloney, wife of the said Albert B. Maloney, joins in the execution of this conveyance for the purpose of conveying and releasing any rights which she might have in said property by reason of the marital status.

This is unimproved/improved property, known as 2600 Westwood Avenue, Nashville, Tennessee

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 I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1986 which the Grantees herein assume and agree to pay, and which have been prorated.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of June, 1986.

Albert B. Maloney

Albert B. Maloney

Ethel L. Maloney

Ethel L. Maloney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa A. Smith, a Notary Public, ALBERT B. MALONEY and wife, ETHEL L. MALONEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes thereon contained.

Witness my hand and seal at office in Nashville, Tennessee, this 2nd day of June, 1986.

Teresa A Smith

Notary Public

My Commission Expires: 1/2/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6873 PAGE 943

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
			150[illegible].00- CAMT.	
			390.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	396.50-
			037BA06/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 2 1 2

IDENTIFICATION REFERENCE

JUN 2 2 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254060