ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Morad K. Dorani & **Phillip E. Jones** 2414 Cruzen Street Nashville, Tennessee	Same	118-8 128 6DA-25145

WARRANTY DEED

BOOK 6973 PAGE 138

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William F. Brake and George T. Willard,** have bargained and sold, and by these presents do transfer and convey unto the said **Morad K. Dorani and Phillip E. Jones,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 262 on the Map of Grandview Heights, of record in Book 161, Page 14 and 15, Register's Office for said County.
SAID Lot fronts 50 feet on the easterly side of Cruzen Street and runs back between parallel line 150 feet to an alley.
BEING the same property conveyed to William F. Brake and George T. Willard by deed from Houston Hill, Trustee of record in Book 6906, Page 19, Register's Office for Davidson County, Tennessee.

4003 IDENTIFICATION SEP 9 9 55 AM '86 FELIX A. WILLIAMS REGISTER DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **2414 Cruzen Street, 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 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.

Whenever 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 our hands this 8 day of Sept., 1986.

William F. Brake
William F. Brake

X
George T. Willard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William F. Brake and George T. Willard,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of Sept, 1986.

Edward W. Hale
NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~9-17-88~~ 7-17-88

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 18,000.00

William F. Brake
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF Sept, 1986.

Edward W. Hale
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 6973 PAGE 140

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

18000.00- CAMT.
50.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 56.90-
B665A09/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

400087.

IDENTIFICATION REFERENCE

SEP 9 9 55 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 292536