WARRANTY DEED BOOK 7031 PAGE 877

Abbas Taherian

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelia Duncan	same	Map 91-14
(NAME) 5906 Charlotte Pike	(NAME)	Parcel 209
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)

Dollars,

cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations

We, Albert J. Dale, Jr. and Albert J. Dale, III, DBA Daleco

have this day bargained and sold, and do hereby transfer and convey unto the said Angelia Duncan and Abbas Taheiian, a partnership

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of W. A. Hinton's Subdivision of Blocks Nos. 15 and 29 of the C. C. Vernon Farm, as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 50 feet on the easterly side of Orlando Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Albert J. Dale, Jr. and Albert J. Dale, III, DBA Daleco from Alvin W. Terrell and Wife, Gladys B. Terrell and Donald W. Terrell of record in Book 5770, page 962, Register's Office for Davidson County, Tennessee.

Taxes for the year 1986 are prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of November, 19 86

Notary Public

My commission expires: 11-12-89 (Affix Seal)

Unimproved

This is improved (x) property, known as 306 Orlando Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Angelia Duncan and Abbas Taheiian, a partnership

(successors), heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Angelia Duncan and Abbas Taheiian, a partnership

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S. this 4th day of November, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert J. Dale Jr.
ALBERT J. DALE, JR.
Partner

Albert J. Dale III
ALBERT J. DALE, III
Partner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Albert J. Dale, Jr. and Albert J. Dale, III

the within named bargainor..S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* ..... *day of* November *, 19* 86.

Notary Public

Commission expires .....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 5 1 45 PM '86
IDENTIFICATION REFERENCE
60407

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Albert J. Dale, Jr. and Albert J. Dale, III, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Daleco, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 4th day of November, 1986, at Nashville, Tennessee.

My Commission Expires:

11-12-89

NOTARY PUBLIC

WARRANTY DEED

FROM
ALBERT J. DALE, JR., et al.

TO
ANGELIA DUNCAN, et al.

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

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

50000.00- CA1T,
140.50 CSTAX
.50 PRFF
6.00 WDE 2
CHECK 146.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60407.

IDENTIFICATION REFERENCE

Nov 5 1 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08823