FILED 4:00 PM

BOOK 7072 PAGE 770

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: July 12, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bone, Lankford & Armistead, Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Stewart (NAME)	Investors Federal Savings Bank (NAME)	9D-79313
6129 Tulintree Lane (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	Map 155-2-A
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Parcel 30

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 Larry W. Stewart and wife, Janet D. Stewart

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. 30 on the plan of Phase I of Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Morris Eshaghpour Contracting Corp., by deed from Poplar Creek Development Co., of record in Book 6885, page 602, Register's Office for Davidson County, Tennessee.

74075

IDENTIFICATION REFERENCE

Dec 17 4 00 PM '86

LARRY L. ATKINSON REGISTER DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as (6129) Tulintree Lane, 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 16th day of December, 19 86

Morris Eshaghpour Contracting Corp.
By:
Morris Eshaghpour

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, 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, ~~Kenneth P. Ezell, Jr.~~ a Notary Public in and for the State and County aforesaid, personally appeared ~~Morris Ashcraft~~

_____

_____

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 Ashcraft Contracting Co~~, 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 JR.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~, this ~~16th~~ day of ~~December~~, 19~~86~~.

Kenneth P. Ezell, Jr. Notary Public

Commission Expires ~~7/10/87~~

NOTARY PUBLIC

WARRANTY DEED

FROM

Morris Ashcraft Contracting Co

TO

Larry W. Stewart and wife, Janet D. Stewart

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

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

134054 D- CAPT.
375.20 CSTAX
.50 RREC
6.00 MDEED
CHECK 381.70
8047A12/17/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74075

IDENTIFICATION REFERENCE

Dec 17 4 00 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24099