Filed

BOOK 7194 PAGE 857 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Richard T. Duemler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 87

Barbara H. Duemler
Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Richard T. Duemler (NAME)	City Federal Savings Bank (NAME)	135-16
2608 Ravine Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	054.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

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, M.A. Abolfazli and wife, Zohre Abolfazli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Duemler and wife, Barbara H. Duemler

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. 81 on the Plan of Subdivision of Tracts 8, 9, 10 of Nashboro Village of record in Book 5200, Page 186-189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to M.A. Abolfazli by deed from 2250 Associates, of record in Book 6983, Page 204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Zohre Abolfazli joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This instrument is executed on behalf of Zohre Abolfazli by M.A. Abolfazli as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ____, Page ____, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2608 Ravine Drive, Nashville, TN 37217
(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 our hand s this 6th day of April, 19 87

M.A. Abolfazli

Zohre Abolfazli
By: Zohre Abolfazli by M.A. Abolfazli Attorney-in-fact
M.A. Abolfazli, Attorney-in-fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M.A. Abolfazli and wife, Zohre Abolfazli

the bargainors, 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 Antioch, Tennessee, this 6th day of April, 19 87.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM
M.A. Abolfazli and wife, Zohre Abolfazli

TO
Richard T. Duemler and wife, Barbara H. Duemler

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 1987 before me personally appeared M.A. Abolfazli to me known to be the person who executed the foregoing instrument in behalf of Zohre Abolfazli and acknowledged that he executed the same as the free act and deed of the said Zohre Abolfazli through Power of Attorney granted her by the said Zohre Abolzali.

Commission expires: 11/1/87

Notary Public

12190

IDENTIFICATION REFERENCE

APR 7 12 07 PM '87

FELIX Z. HILL, JR. REGISTER
DAVIDSON COUNTY, TN

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

12650 . 00- AMT.
354.20 STTAX
.50 RTFEE
6.00 MTGTX
SUB X 360.70
14:22:04/07/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12190

IDENTIFICATION REFERENCE

APR 7 12 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 66340