Prepared by: Blake Freeman, Atty. P. O. Box 1368, Madison, TN 37116

BOOK 7195 PAGE 645

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP PARCEL NUMBERS
Richard L. Ferencz et ux	Keystone Mortgage Corp.	143-2-C-31
(NAME) 715 Harpeth Trace	(NAME) 3021 E. 98th St.	CO
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37221	(STREET ADDRESS) Indianapolis, Indiana 46280	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,* cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD L. FERENCZ AND WIFE, SANDRA M. FERENCZ *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Unit 31, Harpeth Knoll Townhouses, of record in Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Morris Eshaghpour Contracting Corporation by deed from John R. Beesley, III, Trustee of record in Book 6262, page 190, said Register's Office for Davidson County, Tennessee.

12439

IDENTIFICATION REFERENCE

APR 8 9 06 AM '87

ELLA L. NELSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 121,900.00

Subscribed and sworn to before me this the 6 *day of* April 19 87

Affiant

My commission expires: 3-8-89

(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 715 Harpeth Trace Dr., Nashville, TN. 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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. except current year taxes, and any other matters of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 6 *day of* April *19* 87 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

BY:

1713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7195 PAGE 646

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named 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
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Morris Eshaghpour, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *to be* Pres. *of the* Morris Eshaghpour Contracting Corp. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation* by himself as President

Witness my hand and seal, at office in Madison, TN
this 6th *day of* April 1987

Notary Public

Commission expires 3-8-89

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7195 PAGE 647

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

CHECK 947.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12439

IDENTIFICATION REFERENCE

APR 8 9 06 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 66596