File in Box # 4

BOOK 7994 PAGE 147 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } #89-11-24

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1989

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MICHAEL B. MERLIN (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 143-2C
761 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	1512 Willow Lawn Drive (STREET ADDRESS)	Parcel 8
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	FB# 9DZ-73048

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 MICHAEL B. MERLIN, unmarried

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 Unit 8-C on the Plan of Harpeth Knoll, Planned Unit Development, of record in Book 5200, Page 764, Register's Office for said County, to which plan reference is made for a complete 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, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Subdivision and By-Laws, of record in Book 6280, Page 478, and Articles of Incorporation of Harpeth Knoll Homeowner's Association, of record in Book 6272, Page 637, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (X) improved ( ) property, known as 761 Harpeth Trace Drive, 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 29th day of November, 1989

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

By: _____

Morris Eshaghpour, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a 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

BOOK 7994 PAGE 148

Before me, the undersigned a Notary Public in and for 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 the _____ PRESIDENT of the MORRIS ESHAGHPOUR CONTRACTING CORPORATION 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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 19 89.

_____ Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM
MORRIS ESHAGHPOUR CONTRACTING CORPORATION

TO
MICHAEL B. MERLIN, unmarried

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

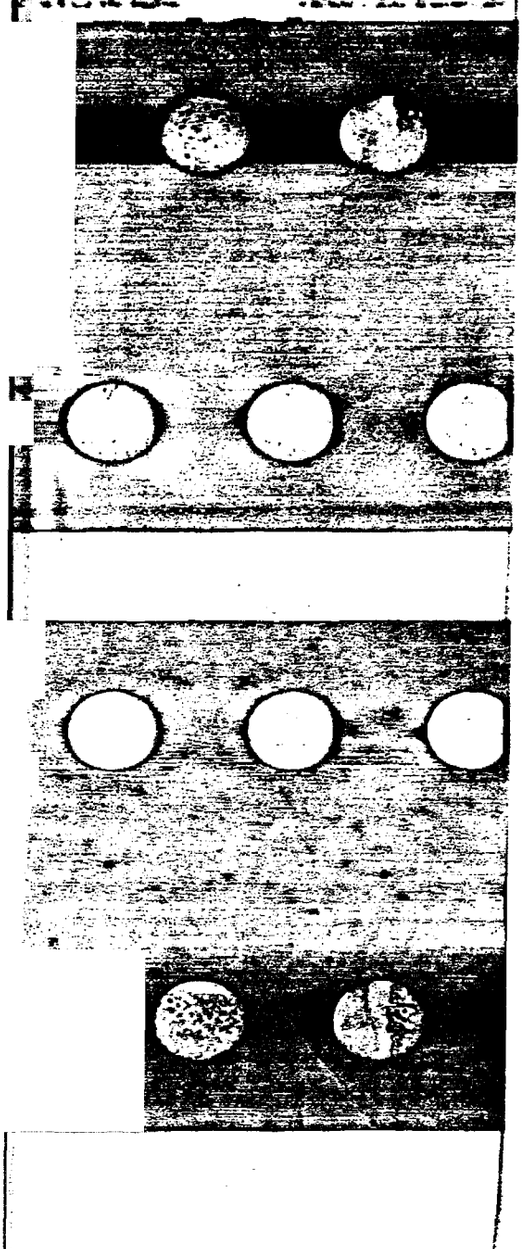
IDENTIF. REFERENCE

85455

Nov 29 2 57 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

9463 11/29 0101 03CHECK 432.37



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7994 PAGE 149

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 128900.00
CON TX 425.37
PRFEE 1.00
WDEED 6.00
TOTAL 432.37
CHECK 432.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/29/89 01 14:55 0001 8463

8 5 4 5 5

REFERENCE OF DEED

NOV 29 2 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271245