BOOK 8048 PAGE 664

File in Box 14

FORM NO. WD-1

#6236

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,035.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1990.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
ELIE GHANEM (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 156-1B
316 Harpeth View Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 24
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 9D-80557

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 ELIE GHANEM and wife, SONNY GHANEM, as tenants by the entirety

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. 24 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 39.98 feet on the westerly side of Harpeth View Circle and extends back 130.00 feet on the easterly lot line and 115.00 feet on the southerly lot line to a line in the rear which measures 135.00 feet thereon.

BEING the same property conveyed to Morris Eshaghpour Contracting Corporation, a Tennessee Corporation, by Deed from C. C. M. Homes, a Joint Venture composed of Patricia Collins and Eugene T. Collins, of record in Book 7207, Page 744, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7112, Page 341, Book 7242, Page 537, By-Laws of record in Book 7112, Page 350, 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, an easement for Sewer of record in Book 6970, Pages 275 & 285, said Register's Office.

This is unimproved ( ) improved (X) property, known as 316 Harpeth View Circle, 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 February, 1990

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

By: Morris Eshaghpour, President

BOOK 8048 PAGE 665

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

Before me, ~~Peter Weiss~~ John T. Cook 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 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 15th day of February, 1990.

Commission Expires ~~11/10/91~~ 7/24/93

John T. Cook
Notary Public

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE AT LARGE

WARRANTY DEED

FROM
MORRIS ESHAGHPOUR CONTRACTING
CORPORATION

TO
ELIE GHANEM and wife, SONNY GHANEM

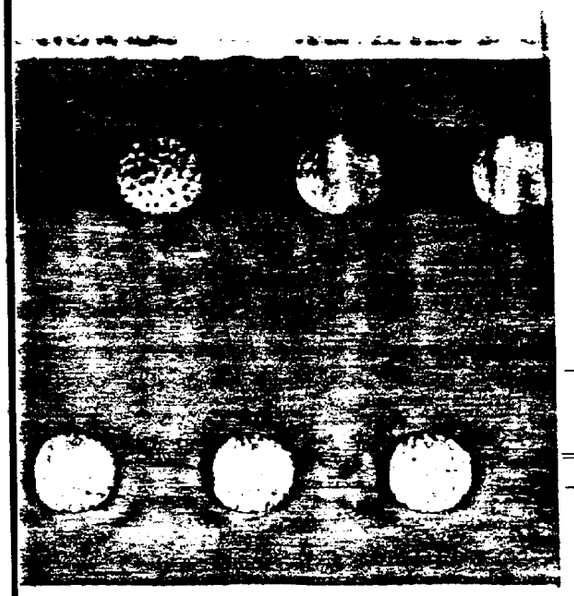
04933

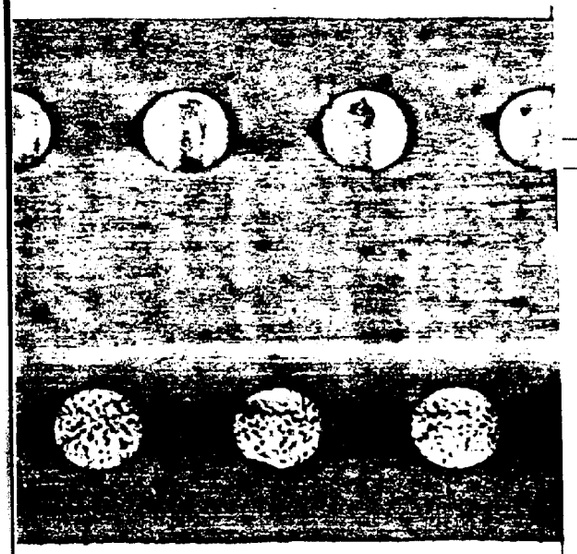
IDENTIF. REFERENCE

FEB 20 2 10 PM '90

FELIX DAVIDSON COUNTY TN.

4137 02/20 0101 03CHECK 594.40





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8048 PAGE 666

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

CAMT 178035.00
CON TX 587.40
PRFEE 1.00
UCCFL 6.00
TOTAL 594.40
CHECK 594.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04933

IDENTIF. REFERENCE

Feb 20 2 10 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

2/20/90 01 14:09 0001 4137

No. 294120