Bk 27-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8270 PAGE 86

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald D. Fielder	Atlantic Coast Mortgage Company	156-4C0
(NAME)	(NAME)	
108 Harpeth View Court	12700 Fair Lakes Circle #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fairfax, Virginia 22030	9080537
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Donald D. Fielder and wife, Carolyn G. Fielder

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:

BEING Lot No. 4 on the Plan of Harpeth View Subdivison, of record in Book 6900, page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Morris Eshaghpour Contracting 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.

Subject to restrictions of record in Book 7112, page 341, said Register's Office, and in Book 7112, page 350, and Book 7242, page 537.

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

83808

IDENTIF. TREFERENCE

JAN 7 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 108 Harpeth View Court, 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 my hand this 27th day of December 19 90

Morris Eshaghpour Contracting Corporation
By: Morris Eshaghpour
Morris Eshaghpour, President

BOOK 8270 PAGE 87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Eshaghpour Contracting Corporation

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 27th day of December, 19 90.

Commission expires September 26, 1992

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Morris Eshaghpour Contracting Corporation

TO

Donald D. Fielder and wife, Carolyn G. Fielder

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

2893 01/07 0101 03CHECK 485.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 88

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
145000.00
CON TX 478.50
PRFEE 1.00
WDEED 6.00
TOTAL 485.50
CHECK 485.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/91 01 09:33 0001 2893

838088

IDENTIF. TREFERENCE

JAN 7 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 386794