BOX 15

BOOK 8299 PAGE 55

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,012.50.

Marsha C. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1991

Lee C. Ford
Notary Public

MY COMMISSION EXPIRES: NOV. 21, 1992
(AFFIX SEAL)

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
MARSHA C. SIMMONS (NAME)	PHH US Mortgage Corporation (NAME)	156-1B
7832 HARPETH VIEW DRIVE (ADDRESS)	55 Haddonfield Road (ADDRESS)	13
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	Cherry Hill, NJ 08002 (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 MARSHA C. SIMMONS, 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:

BEING Lot No. 13 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Morris Eshaghpour Contracting Corporation by Deed of record in Book 7207, page 744, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions for Harpeth View, of record in Book 7112, page 341 and Book 7242, page 537, Register's Office for Davidson County, Tennessee.

By-Laws of Harpeth View Homeowner's Association of record in Book 7112, page 350, said Register's Office.

6952 68 IDENTIF. TREFERENCE FEB 26 1 31 PM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

unimproved ( ) This is improved (X) property, known as 7832 Harpeth View 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 my hand this 22nd day of February, 19 91

MORRIS ESHAGHPOUR CONTRACTING CORPORATION
BY: _____
Morris Eshaghpour, President

STATE OF TENNESSEE
COUNTY OF

BOOK 8299 PAGE 56

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_____.

Commission expires_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Morris Eshaghpour and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Morris Eshaghpour Contracting Corporation the within named bargainor, and corporation, and that he as such President 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 Morris Eshaghpour as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of February 19 91.

My commission expires ~~9/26/92~~ NOV. 21, 1992

Lee G. Cranford
Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
MORRIS ESHAGHPOUR CONTRACTING CORPORATION

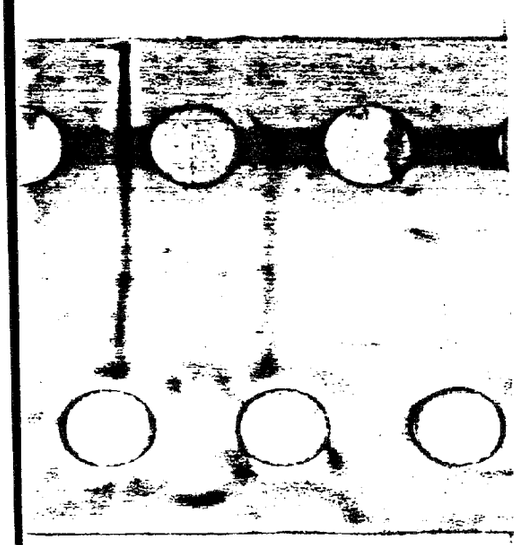
TO
MARSHA C. SIMMONS

RETURN TO:
Steltemeier & Westbrook
2002 Richard Jones Road, C-101
Nashville, TN 37215

92 FEB 26 01:01 CHECK 426-10

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8299 PAGE 57

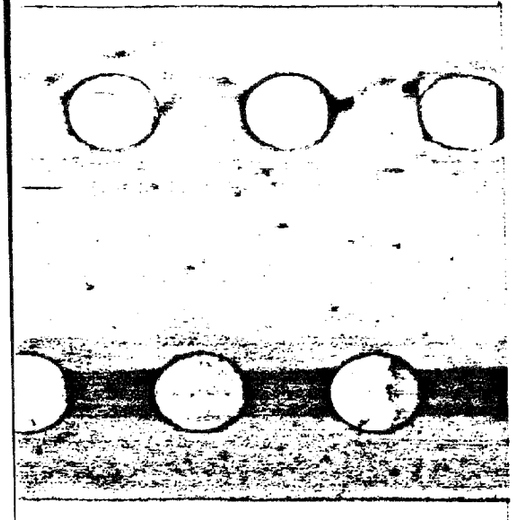
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 127012.50
CON TX 419.10
PRFEE 1.00
RMFEE 6.00
TOTAL 426.10
CHECK 426.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/26/91 01 13:33 0001 9721



95298

IDENTIF. TREFERENCE

FEB 26 1 31 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399971