48

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES: 7-13-94
(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
CURTIS L. WATKINS	SunTrust Mortgage, Inc.	155-8A
(NAME)	(NAME)	
6128 Tuliptree Lane	P.O. Box 105277	32CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30348-5277	9D 79315
(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 Curtis L. Watkins and wife, Lisa Elaine Watkins

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. 32 on the Plan of Phase I of Poplar Creek Estates, of record in Plat Book 6250, page 647, 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 Wendell S. Jenkins and wife, Terri Lee Jenkins of record in Book 8196, page 28, said Register's Office.

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

Restrictions for Poplar Creek of record in Book 6474, page 346, Book 6486, page 587, Book 6474, page 354, Book 6486, page 588, Book 5349, page 921, Book 6662, Book 433, Book 6613, page 533 and in Book 6613, page 705, said Registers Office.

07063

IDENTIF. REFERENCE

APR 16 1 14 PM '91

DAVIDSON COUNTY TN.

5357 04/16 0101 03CHECK 488.80

unimproved ( )
This is improved (X) property, known as 6128 Tuliptree Lane, Nashville, TN 37211
(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 15th day of April, 19 91

MORRIS ESHAGHPOUR CONTRACTING CORPORATION
BY:
Morris Eshaghpour, President

STATE OF TENNESSEE
COUNTY OF

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~~ WILLIAMSON

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 Brentwood, TN on this the 15th day of April 19 91 .

My commission expires 7-13-91 _____
Notary Public

WARRANTY DEED

FROM

Morris Eshaghpour Contracting Corporation

TO

Curtis L. Watkins and wife, Lisa Elaine Watkins

RETURN TO:



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 317

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 146000.00
CON TX 481.80
PRFEE 1.00
WDEED 6.00
TOTAL 488.80
CHECK 488.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/91 01 13:14 0001 5357

07063

IDENTIF. REFERENCE

APR 16 1 14 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 413405