mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Eshagh Shehniyilagh
114 29th Street, Apt 2
Nashville, Tennesseee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, Ohio 43216-0749

MAP AND PARCEL:
Map 87-9
Group
Parcel 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patrick C. Meagher and wife, Lucile G. Meagher**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eshagh Shehniyilagh**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 181 on the plan of Valley Grove Subdivision, Section 9, as of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Patrick C. Meagher by deed from Howard Caughron and wife, Marguerite Caughron, dated September 24, 1985, as of record in Book 6667, page 324, Register's Office for Davidson County, Tennessee. Lucile G. Meagher joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 4561-4563 Brooke Valley Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 6139, page 439, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5200, page 605, said Register's Office, including but not

limited to a 30 foot minimum building setback line from Brooke Valley Drive; 10 foot easement for public utilities and drainage along the southwesterly and rear lines of said property; and a 2.5 foot X 25 foot utility anchor easement located on the westerly front corner of said lot.

As a portion of the consideration for this conveyance, as evidenced by Grantee' acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to First Investment Company, commencing with the payment due on October 1, 1992, and which mortgage indebtedness is evidenced by an instrument of record in Book 6940, page 243, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eshagh Shehniyilagh, unmarried, his heirs and assigns, forever; and we, Patrick C. Meagher and wife, Lucile G. Meagher, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of September, 1992.

Patrick C. Meagher

Lucile G. Meagher

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick C. Meagher and wife, Lucile G. Meagher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of September, 1992.

Patricia M. Dunn
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 63,143.91.

Patrick C. Meagher
AFFIANT

Subscribed and sworn to before me
this 24th day of September, 1992.

Patricia M. Dunn
NOTARY PUBLIC
My Commission Expires: March 13, 1993

49509

IDENTIFIT REFERENCE

SEP-29 8 58 AM '92

DAVIDSON COUNTY, TN

0856 09/29 0101 03CHECK 246.63

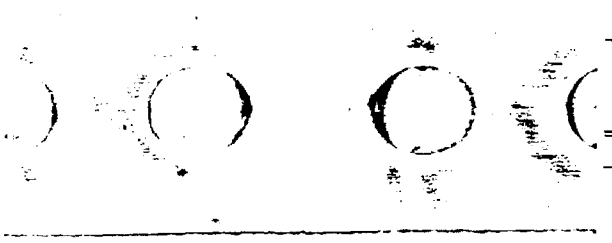


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

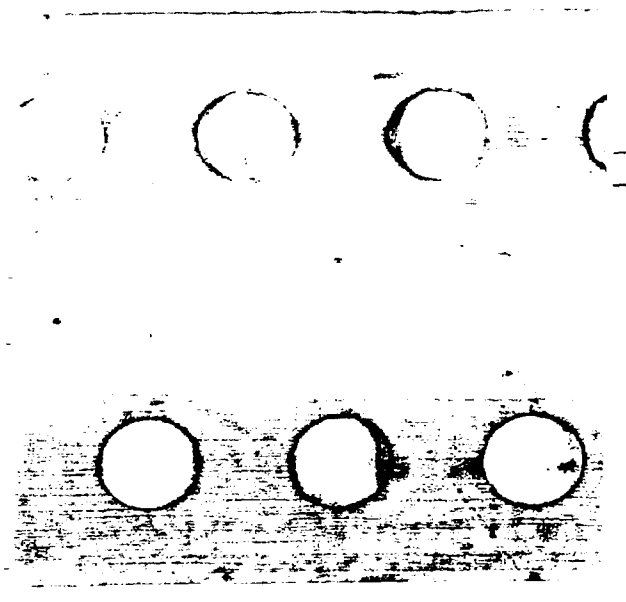
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	63143.91
			CON TX	233.63
			PRFEE	1.00
			WDEED	12.00
			TOTAL	246.63
			CHECK	246.63

09/29/92 01 08:59 0001 0856



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4950.9

49509

IDENTIFICATION REFERENCE

SEP 29 8 58 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 574446