Box 58

BOOK 9056 PAGE 965

STATE OF TENNESSEE
COUNTY OF DAVIDSON 231564.37
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~181,364.37~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 93

Notary Public

MY COMMISSION EXPIRES: 11/[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abbas Taherian	First American National Bank	MAP 91-14
(NAME)	(NAME)	
306 Orlando Avenue	First American Center	PARCEL 209
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37237	
(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, Angelia Duncan & Abbas Taherian, Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abbas Taherian

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. 5 on the map of W. A. Hinton's Subdivision, of Blocks Nos. 15 and 29, of the C. C. Vernon Farm, as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Angelia Duncan and Abbas Taherian, a Partnership by deed from Albert J. Dale, Jr., and Albert J. Dale, III, d/b/a Daleco, of record in Book 7031, page 877, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Any and all easement, setback lines, and right of ways of public record that are applicable to the above described property.

Taxes for the year 1993 and subsequent years, a lien, but not yet due and payable.

55437 IDENTIF. ↑ REFERENCE

93 AUG 25 AM 8:15 REGISTER DAVIDSON COUNTY, TN.

3481 08/25 0101 03CHECK 865.92

unimproved ( )
This is improved (X) property, known as 306 Orlando Avenue, Nashville, Tennessee 37209
(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 20th day of August 19 93

Angelia Duncan & Abbas Taherian, Tennessee General Partnership
By: Angelia Duncan, Partner

Partner.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9056 PAGE 966

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 Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Abbas Taherian and Angelia Duncan with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the partners and _____ respectively of the Angelia Duncan & Abbas Taherian, TN General Partnership the within named bargainor, and corporation, and that they as such Abbas Taherian, partner and Angelia Duncan, partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said partners as such partners, and attesting the same by the said partners as such partners.

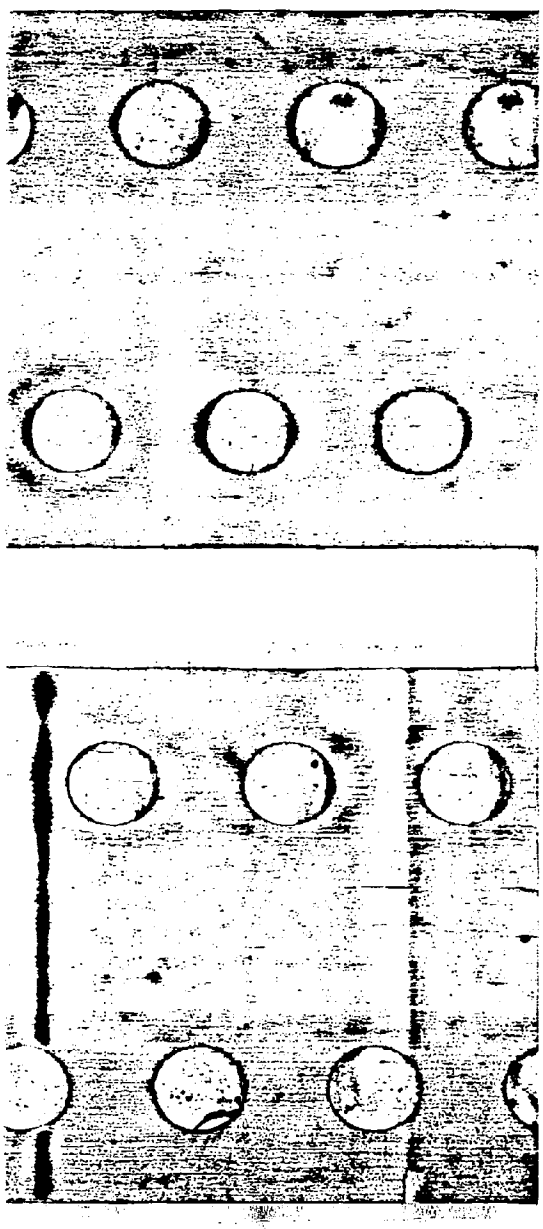
Witness my hand and official seal at office at Williamson County, Tennessee on this the 20th day of August 1993 .

My commission expires 11/27/93

Notary Public

KENNETH THOMAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED | FROM | TO | RETURN TO:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9056 PAGE 967

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
231564.37
CON TX 856.92
PRFEE 1.00
WDEED 8.00
TOTAL 865.92
CHECK 865.92

08/25/93 01 0001 3481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55437
IDENTIF. ↑ REFERENCE

93 AUG 25 AM 8:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 689792