Box 58

BOOK 9315 PAGE 798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Amy M Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 94

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy M. Williams (NAME)	NEW OWNER (NAME)	MAP 143-2C
771 Harpeth Trace Unit 3 (ADDRESS)	771 Harpeth Trace Unit 3 (ADDRESS)	PARCEL 3
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (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 Amy M. Williams, a single person

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 Unit No. 3, Harpeth Knoll of record in Book 5200, page 764, Register's Office of 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 John R. Beesley, III, Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey without joinder of any beneficiary, of record in Book 6262, page 190, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 5200, page 764; restrictive covenants of record in Book 6280, page 478 and Book 6280, page 486; easement as set out in Book 7465, page 719; the Deed conveying all common areas to Harpeth Knoll Homeowner's Association of record in Book 6353, page 228; the terms, conditions, powers, limitations and purposes as contained in the Articles of Incorporation of Harpeth Knoll Homeowner's Association of record in Book 6272, page 636 and taxes for the current year which have been prorated day of close and assumed by the Grantees.

40377 IDENTIF. ↑ REFERENCE

94 APR 18 PM 3:02 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 771 Harpeth Trace Unit 3, 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 15th day of April 19 94

Morris Eshaghpour Contracting Corporation
By: [signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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, _____ 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, Tennessee on this the 15th day of April 19 94.

My commission expires 3/23/96

Ann B Waddell
Notary Public

5464 04/18 0101 03CHECK 471.13



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	
				124900.00
			CON TX	462.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.13
			CHECK	471.13
04/18/94	01		15:03 0001	5464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40377
IDENTIF. # REFERENCE

94 APR 18 PM 3:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780646