BOOK 9475PG614

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 164,900.00
Subscribed and sworn to before me, this the 26 day of
September 19 94

Affiant

My commission expires 7/26/97 (Affix Seal)

Notary Public 7/26/97

# WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 4G18445
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Edward Judson Miller | COUNTRYWIDE FUNDING CORPORATION |
| 309 Hollow Tree Court | 155 North Lake Avenue |
| STREET ADDRESS | STREET ADDRESS |
| Nashville, TN 37221 | Pasadena, CA 91109 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 155-8-A 61 CO | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Morris Eshaghpour Contracting Corp.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Edward Judson Miller and wife, Laurie B. Miller

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 61 on the Plan of Subdivision for Phase 1 of Poplar Creek Estates, of record in Plat Book 6250 at page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Morris Eshaghpour Contracting Corp. by Deed of record in Book 6921 page 244, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

94338
IDENTIF. & REFERENCE
94 SEP 27 AM 10:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Hollow Tree Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 26 day of September ,1994

Morris Eshaghpour Contracting Corp.

by: Morris Eshaghpour, President



-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

## WARRANTY DEED

2175 09/27 0101 03CHECK 619.13

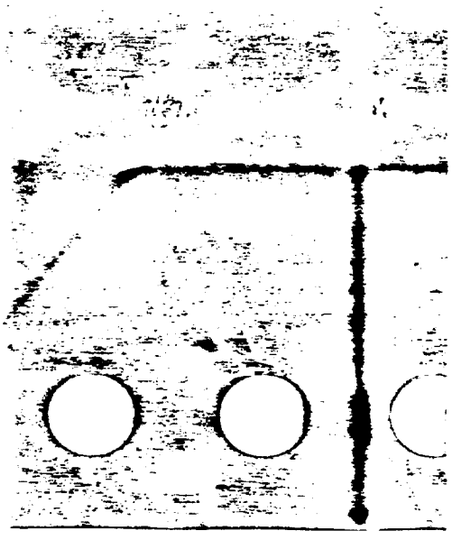
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Morris Eshaghpour, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal on September 26, 1994.

My Commission Expires: 7/26/97

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9475 PG 616

| | | |
|---|---|---|
| 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 | |
| | | | | 164900.00 |
| | | | CON TX | 610.13 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 619.13 |
| | | | CHECK | 619.13 |
| 09/27/94 | 01 | 10:36 | 0001 | 2175 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

94338
IDENTIF. # REFERENCE

94 SEP 27 AM 10:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 838445