WARRANTY DEED BOOK 9656 PAGE 443 BOX #19B

#95-4-44

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
TODD D. OSBORN (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 155-08-0-A
308 Hollow Tree Court (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 062co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB #09D-79345

FOR AND IN 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~~ I, MORRIS ESHAGHPOUR CONTRACTING CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD D. OSBORN AND WIFE, IRIS HOPE OSBORN

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. 62 on the Plan of Poplar Creek Estates, Phase I, a Planned Unit Development, as of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Morris Eshaghpour Contracting Corp., by Deed from Poplar Creek Development Co., of record in Book 6921, Page 244, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5349, Page 921, in Book 6474, Page 346, in Book 6474, Page 354, in Book 6486, Page 587, in Book 6486, Page 588, in Book 6804, Page 536, in Book 6987, Page 966, and in Book 7964, Page 33, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates, of record in Book 6662, Page 433, and in Book 9472, Page 824, and as amended in Book 7270, Page 648, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

55370 IDENTIFICATION REFERENCE

95 APR 27 PM 1:15 FELIX A. ... REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 308 Hollow Tree Court, 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 26th day of April 19 95

MORRIS ESHAGHPOUR CONTRACTING CORP., A TENNESSEE CORPORATION
By:
MORRIS ESHAGHPOUR, PRESIDENT

BOOK 9656 PG 444

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

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 the within named bargainor, a ~~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 acknowledged the same for the~~ _____ ~~and~~ _____.

Witness my hand and official seal at office at Brentwood, TN on this the 26th day of April 19 95 .

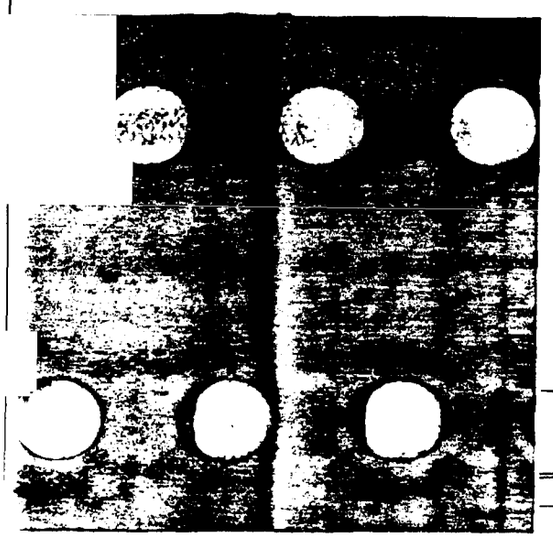
My commission expires September 16, 1995

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

95073 04/27 2101 03CHECK

602.85



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

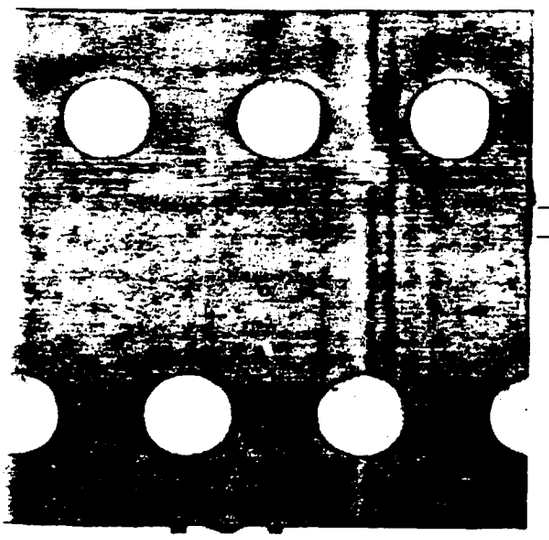
RECEIVED OF _____

FOR _____

BOOK 9656 PG 445

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	
				160500.00
			CON TX	593.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	602.85
			CHECK	602.85
04/27/95	01		13:14 0001	5073



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55370
IDENTIF. ↑ REFERENCE

95 APR 27 PM 1:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904514