This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

9540.343

ADDRESS NEW OWNER:
David Sharifi
313 Tamworth Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage
P.O. Box 29544
Raleigh, NC 27626-0544

MAP AND PARCEL:
MAP 95-8
GROUP
PARCEL 63

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, Betty Jo Gibbs Burke, formerly known as Betty Joe Gibbs and husband, Albert L. Burke, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Sharifi, an unmarried person, 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:

> Land in Davidson County, Tennessee, being lot No. 154 on the Map of Eva-Mor Heights, Section II, of record in Book 1835, page 30, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 154 fronts 55 feet on the east side of Tamworth Drive and runs back between lines, 187.76 feet on the north line and 176.04 feet on the south line to a dead line, measuring 94 feet thereon.
>
> Being the same property conveyed to Betty Jo Gibbs by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, as of record in Book 7470, page 494, Register's Office for Davidson County, Tennessee. The said Betty Joe Gibbs having since married and now known as Betty Jo Gibbs Burke.

This is improved property known as 313 Tamworth Drive, Nashville, TN 37214.

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

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 1835, page 30, Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Sharifi, an unmarried person, his heirs and assigns, forever; and we, Betty Jo Gibbs Burke, formerly known as Betty Jo Gibbs and husband, Albert L. Burke, 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.

BOOK 9840 PG 344

Witness our hands this the 20th day of October, 1995.

Betty Jo Gibbs Burke
Betty Jo Gibbs Burke

Albert L. Burke
Albert L. Burke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty Jo Gibbs Burke, formerly known as Betty Jo Gibbs and husband, Albert L. Burke, 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 Nashville, Tennessee, this the 20th day of October, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of October, 1995.

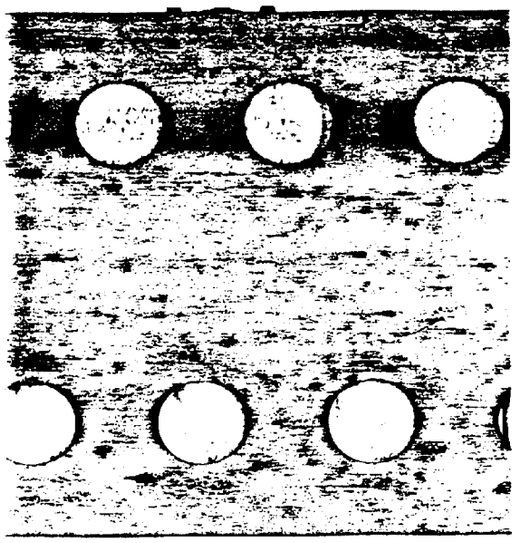
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

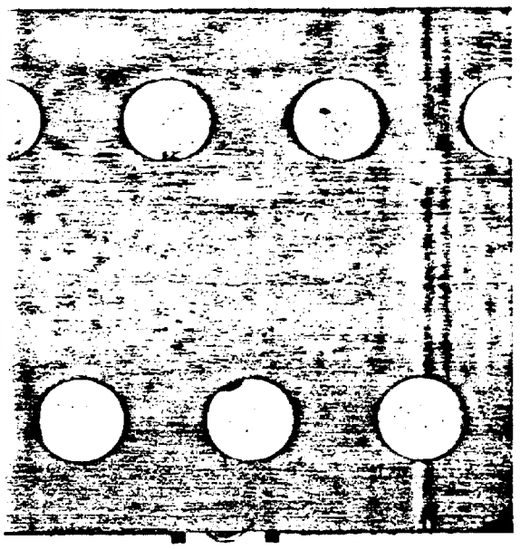
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

95 OCT 27 PM 4
FELIX Z. WHITE II REGISTER
DAVIDSON COUNTY TENNESSEE

011651.3
IDENTIFICATION REFERENCE

RECD 10.27 0101 03CHECK 249.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9840 PG 345

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

DAMT 65000.00
DON TX 240.50
PRFEE 1.00
MDEED 8.00
TOTAL 249.50
CHECK 249.50
10/27/95 01 13:38 0001 1455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011654 3
IDENTIFICATION REFERENCE

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

No. 970120