BOOK 10906 PG 459

Box 60 R.O.D.C.T.

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Hamid Toloogolzari 5169 W. Oak Highland Drive Antioch, TN 37013	Owner	see legal description below

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 69,000.00 .

H. Toloogolzari
Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 22nd day of April, 1998.

Barbara S Lamb
Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WESTMINSTER HOMES, INC., a North Carolina corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to HAMID TOLOOGOLZARI, ("Grantee") his heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of The Woodlands Phase I, as of record in Plat Book 6900, page 498 and 499, and being Lot No. 10, on the Plan of The Woodlands Phase 2, as of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Richter Dial Builders, Inc. by Special Warranty Deed from MeritBanc Development Corporation (formerly known as Hardin Service Corporation), of record in Book 8671, page 388, Register's Office, Davidson County, Tennessee, and further being part of the same property conveyed to Westminster Homes, Inc. by deed of record in Book 10906 page 456, Register's Office for Davidson County, Tennessee, being recorded simultaneously herewith.

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of The Woodlands Phase I, as of record in Plat Book 6900, page 498 and 499, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Westminster Homes, Inc., a North Carolina corporation, by deed from Richter Dial Builders, of record in Book 10673, page 659, Register's Office for Davidson County, Tennesee.

This is unimproved property known as:

Lot 38, Phase I:	**1208 Pineview Lane**	**172-3-A-38.00**
Lot 10, Phase 2:	**5317 Windypine Drive**	**172-3-B-10.00**
Lot 61, Phase I:	**1033 Elmshade Lane**	**172-3-A-61.00**

This conveyance is subject to: Property Taxes for 1998 and subsequent years to Davidson County, Tennessee; All matters appearing on the Plan of The Woodlands, Phase I, of record in Plat Book 6900, pages 498 and 499; All matters contained on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, R.O.D.C.T.; Dedication for Common Area to the Woodlands Homeowners' Association of record in Book 8472, page 310, R.O.D.C.T.; Declaration of Covenants, Conditions, Restrictions, Charter and By-Laws for Woodlands of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390, and Book 8634, page 224, re-recorded in Book 8643, page 675, R.O.D.C.T.; Charter of Incorporation of The Woodlands Homeowners' Association of record in Book 8454, page 246, R.O.D.C.T.; Storm Water Detention Agreement of record in Book 7336, page 3, R.O..D.C.T.; Deeds of conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for construction of sanitary sewer to serve The Woodlands, of record in Book 8541, page 225, Book 8541, page 230, and Book 8541, page 235, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to HAMID TOLOOGOLZARI his heirs and assigns forever.

AND the Grantor does hereby covenant with HAMID TOLOOGOLZARI that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said HAMID TOLOOGOLZARI and his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of April, 1998.

GRANTOR:

Westminster Homes, Inc., a North Carolina corporation

By: _____
Robert A. Yeatman

Title: Vice President

0277 04/29 01:01 03CHECK 264.30

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named Robert A. Yeatman _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President _____, of Westminster Homes, Inc., a Tennessee corporation, the within named bargainor, and that he as Vice President _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President _____.

WITNESS my hand and seal, at office in Brentwood _____, Tennessee, this 22nd day of APRIL, 1998.

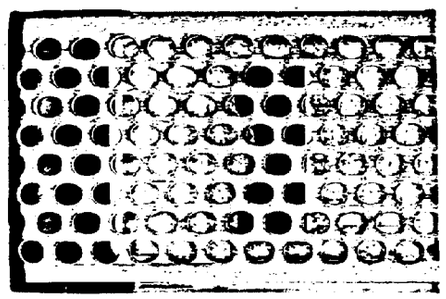
My Commission Expires:

July 15, 2001

Barbara S. Lank
Notary Public

043292
IDENTIF. & REFERENCE

98 APR 29 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10906 PG 461

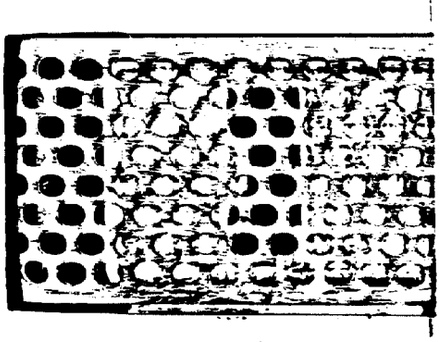
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

04/29/98 01 15:05 0001 0277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431292
IDENTIF. ↑ REFERENCE
98 APR 29 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286366