SETCO
5120 Virginia Way, C22
Brentwood, TN ph. 615-376-4421

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BK 10913 PG 705

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
METE FIKRI (NAME)	GMAC Mortgage Corporation (NAME)	Map 131-6-E
240 Boxmere Place (STREET ADDRESS OR ROUTE NUMBER)	3451 Hammond Avenue (STREET ADDRESS)	Par. 240.00 Co.
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Waterloo, IA 50702 (CITY) (STATE) (ZIP)	F.B. 7DA92457

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, GIOVANNELLA P. SHIFF, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO METE FIKRI; UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 240, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a Condominium, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the Amendment to the Master Deed and being located upon Tract 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Simon H. Shiff and wife, Giovannella P. Shiff by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 6983, page 496, said Register's Office. The said Simon H. Shiff has since died.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and Book 6921, page 226; (3) Charter of record in Book 6665, page 6, amended in Book 6921, page 218, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Easements of record in Book 3702, page 250, Book 4298, page 491; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 649, said Register's Office.

2114 05/04 0101 03CHECK 530.33

unimproved ( )
This is improved (XX property, known as 240 Boxmere Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 98

Giovannella P. Shiff by Ann Hutton is attorney in fact
GIOVANNELLA P. SHIFF
BY: Ann Hutton, Attorney-In-Fact by
Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10913 PG 706

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Ann Hutton, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Giovannella P. Shiff, and is authorized by the said Giovannella P. Shiff to executed this instrument on her behalf.

Witness my hand, at Office, this 30th day of April, 1998.

B.T. Hodge
Notary Public

My Commission Expires: 11/4/2001

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,900.00

Jennifer Wiehe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98.

MY COMMISSION EXPIRES: 11/4/2001 (AFFIX SEAL)

B.T. Hodge
Notary Public

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

0433034

WARRANTY DEED IDENTIF. & REFERENCE

98 MAY -4 PM 2:28

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN.

FROM GIOVANNELLA P. SHIFF

TO METE FIKRI

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10913 PG 707

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 140900.00
CON TX 521.33
PRFEE 1.00
WDEED 8.00
TOTAL 530.33
CHECK 530.33

05/04/98 01 14:31 0001 2114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433034
IDENTIF. ↑ REFERENCE

98 MAY -4 PM 2:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288185