Boy S

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $ 159,000.00.

AFFIANT

Sworn to and subscribed before me this 14th day of May, 1998.

NOTARY PUBLIC My commission expires:_____

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

Map and Parcel No. 115-09-49.00

Address of New Owner:
Shahin Sharify
208 Flora Maxwell Road
Nashville, TN 37211

Send Tax Notices To:
Same.

BOOK 10978 PG 133

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JAMES DONALD WIGGINS and wife, PENNY FARIS WIGGINS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto SHAHIN SHARIFY, a single person, hereinafter referred to as Grantee, her heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 813 Rodney Drive, Nashville, TN 37211.

The property herein conveyed is subject to restrictive covenants of record in Book 3789, page 119, in the Register's Office for Davidson County, Tennessee, and to the matters set forth in plan of record referenced in the attached legal description, Attachment "A".

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns forever; and we 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said JAMES DONALD WIGGINS and PENNY FARIS WIGGINS have hereunto set their signature, by a duly executed Power of Attorney to BECKY LOREE, recorded simultaneously herewith, on this the 14th day of May, 1998.

JAMES DONALD WIGGINS by Power of Attorney BECKY LOREE

PENNY FARIS WIGGINS, by Power of Attorney BECKY LOREE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DONALD WIGGINS and PENNY FARIS WIGGINS, both by Power of Attorney BECKY LOREE, 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 foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 14th day of May, 1998.

NOTARY PUBLIC

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

My commission expires:_____

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

98 JUN 16 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0451099
IDENTIF. # REFERENCE

Attachment "A": Legal Description.
Shahin Sharify, a single person.

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. 218 on the plan of Section Eight, West Meade Hills, of record in Book 3600, pages 61 & 62 as amended in Book 3988, page 246, Register's Office for said County.

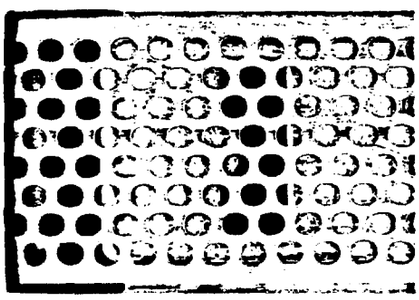
SAID Lot No. 218 fronts 115.46 feet on the westerly margin of Rodney Drive and extends back 450.16 feet on the northerly line and 377.14 feet on the southerly line to a dead line in the rear, measuring 151.0 feet thereon.

BEING the same property conveyed to James Donald Wiggins and wife, Penny Faris Wiggins, by deed from Young-Choon Charles Joe and wife, Hee-Mee Yoo Joe, dated March 11, 1988, recorded March 15, 1988, of record in Book 7491, Page 439, Register's Office for Davidson County, Tennessee.

Initials

1389 06/16 0101 CHECK 597.30

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



RECEIVED OF _____

FOR _____

BOOK 10978 PG 135

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

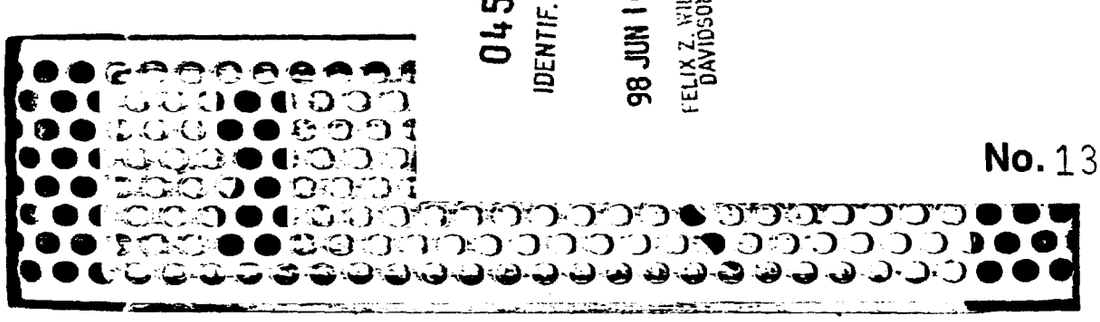
CAMT 159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

06/16/98 01 09:05 0001 1389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451099
IDENTIF. ↑ REFERENCE

98 JUN 16 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1307248