BOOK 11018 PAGE 668

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

D. McMACKIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN. MY COMMISSION EXPIRES 8/6/98

Mail

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAHMOOD VAFAIE (NAME)	SUNSHINE MORTGAGE CORPORATION (NAME)	42-8-107
328 NESBITT LANE (ADDRESS)	2401 LAKE PARK DRIVE, SUITE 300 (ADDRESS)	FIELD BOOK
MADISON, TN 37115 (CITY) (STATE) (ZIP)	SMYRNA, GA 30080 (CITY) (STATE) (ZIP)	11 D 93621

FOR AND 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, LUCAS M. NIETO AND WIFE, MARY E. NIETO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAHMOOD VAFAIE, UNMARRIED

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. 3B of the Zone Lot Division of Lots 1 - 10, 15 - 24, and 51 - 60, Heritage Place, of record in Plat Book 6250, page 632, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lucas M. Nieto and wife, Mary E. Nieto, by deed from Fischer Construction Co. of record in Book 7763, page 489, Register's Office, Davidson County, Tennessee.

This legal description is the same as found in the previous deed of record.

This conveyance is subject to the 1998 property taxes which have been prorated and for which the Grantee assumes responsibility for payment thereof.

This conveyance is further subject to restrictions, easements and any other matters of record in the Register's Office for said County.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.
98 JUL 14 AM 9:19

IDENTIF. & REFERENCE 0461846

unimproved ( )
This is improved (X) property, known as 328 NESBITT LANE, MADISON, TN 37115
(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 our hand s this 7th day of July 19 98

Lucas M. Nieto BY Jeff R. Strain ATT. IN FACT
LUCAS M. NIETO by JEFF STRAIN, ATTORNEY IN FACT

Mary E. Nieto BY Jeff R. Strain ATT. IN FACT.
MARY E. NIETO by JEFF STRAIN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of July, 1998, before me personally appeared Jeff Strain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lucas M. Nieto and wife, Mary E. Nieto and who acknowledged that such person executed the same as the free act and deed of Lucas M. Nieto and wife, Mary E. Nieto.

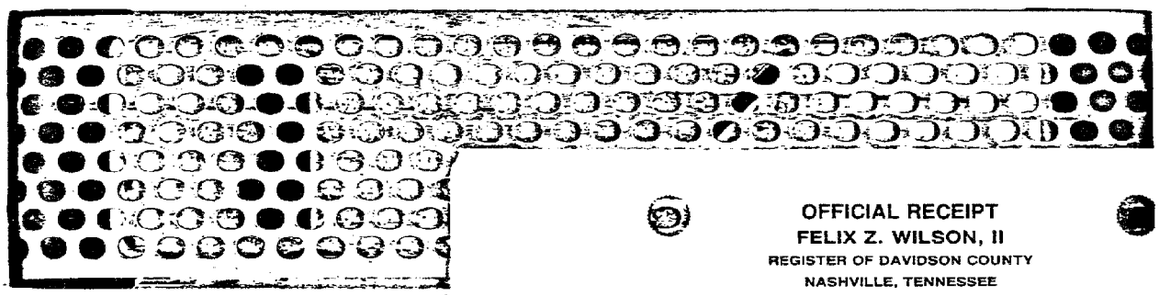
Signed this 7th day of July, 1998.

NOTARY PUBLIC

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC EXP 9/26/98 AT LARGE DAVIDSON COUNTY, TN

2916 07/14 0101 03CHECK 225.



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

RECEIVED OF _____

FOR _____

BOOK 11018 PAGE 670

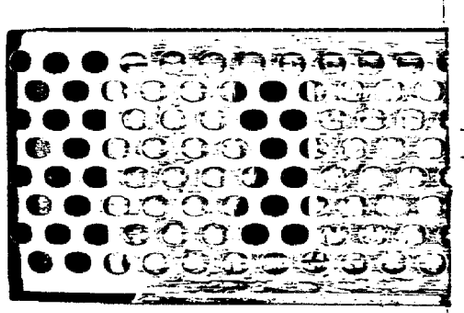
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR-NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 225.60
CHECK 225.60

07/14/98 01 09:20 0001 2916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461846
IDENTIF. # REFERENCE
98 JUL 14 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318621