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

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

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WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Javad R. Tayefeh	Owner	172-03-A-042.00CO (lot 42)

2585 concord ct m.boro, Tn. 37130

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 $ 26,000.00 .

Javad R. Tayefeh
Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 3rd day of December, 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 Tennessee corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to JAVAD R. TAYEFEH, ("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. 42 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. By Special Warranty Deed from Richter Dial Builders, Inc. of record in Book 11144, page 668, Register's Office, Davidson County, Tennessee.

This is unimproved property known **as 1224 Pineview Lane, Nashville, TN.**

This conveyance is subject to: Property Taxes for 1999 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, 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 JAVAD R. TAYEFEH, his heirs and assigns forever.

AND the Grantor does hereby covenant with JAVAD R. TAYEFEH 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 JAVAD R. TAYEFEH 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 3rd day of December, 1998.

GRANTOR:

Westminster Homes, Inc., a Tennessee corporation

By: _____
Robert A. Yeatman

Title: Vice President

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 3rd day of December, 1998.

My Commission Expires:

July 15, 2001

_____
Notary Public

0528084
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 8:18
REGISTER
DAVIDSON COUNTY, TN.

3566 12/22 0101 03CHECK 107.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05280841
IDENTIF. # REFERENCE

98 DEC 22 AM 8:18

REGISTER
DAVIDSON COUNTY, TN.

CAMT	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	107.20
CHECK	107.20

12/22/98 01 08:15 0001 3566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405099