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.
J.S. Construction	Owner	172-03-B-041.00CO (lot 41)
9481 Chesapeake Dr		172-03-B-042.00CO (lot 42)
Brentwood TN. 37027		

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 $ 52,000.00 .

Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 3rd day of December, 1998.

Notary Public

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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 Javid Salimi doing business as J.S. CONSTRUCTION, ("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. 41 AND Lot No. 42 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 Westminster Homes, Inc. By Special Warranty Deed from Richter Dial Builders, Inc. of record in Book 10673, page 659, Register's Office, Davidson County, Tennessee.

This is unimproved property known **as 628 Magnolia Lane, Nashville, TN (Lot 41) and 624 Magnolia Lane, Nashville, TN (Lot 42)**

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; 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 Javid Salimi d/b/a J.S. CONSTRUCTION, his heirs and assigns forever.

AND the Grantor does hereby covenant with Javid Salimi d/b/a J.S. CONSTRUCTION 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 Javid Salimi d/b/a J.S. CONSTRUCTION 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:

_____
Notary Public

July 15, 2001

0528085
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 8:19
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

3567 12/22 0101 03CHECK 203.

BARBARA S. LAWS
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY

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

AMT	2000.00
CON TX	192.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	203.40
CHECK	203.40

12/22/98 01 08:16 0001 3567

05 0528085
IDENTIF. # REFERENCE

98 DEC 22 AM 8:19
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405100