0528898
IDENTIF. & REFERENCE
98 DEC 28 AM 8:33
REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39795
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vahab Aliabadi Hagh Parvin Banoo Shahgoli 5612 Otterwood Drive Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 159-10-A-012 07D 41179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph N. Carroll and spouse, Patricia E. Carroll,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vahab Aliabadi Hagh and spouse, Parvin Banoo Shahgoli,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Ottershaw Subdivision of record in Plat Book 7900, page 678, as amended in Book 9580, page 484, said Register's Office.

SAID Lot No. 12 fronts 271.29 feet on the southerly margin of Ottershaw Court and extends back 155.00 feet on the southwesterly line and 179.79 feet on the northeasterly line to the point of intersection.

BEING the same property conveyed to Joseph N. Carroll and wife, Patricia E. Carroll, by deed from C. Michael Ford and wife, Nancy S. Ford, of record in Book 10519, page 212, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, page 678, as amended in Book 9580, page 484, said Register's Office, which Plan shows a 30 foot minimum building setback line from Ottershaw Court, together with a designated building site and 20 foot easement for public utility and drainage purposes along the northerly front line(s) and a 4 foot concrete sidewalk along the northerly front line; Stowm Water Detention Agreements of record in Book 9541, page 475 and Book 9701, page 715, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9269, page 483, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5612 Ottershaw Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 5/4, 19 98.

Joseph N. Carroll

Patricia E. Carroll

State of Tennessee
County of Williamson

On May 4, 19 98, before me the undersigned authority, personally appeared Joseph N. Carroll and Patricia E. Carroll, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Jennifer J Hollingsworth
Notary Public

My Commission Expires: 5/30/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 670,000.00

Affiant

Sworn and subscribed before me on 10/21, 19 98.

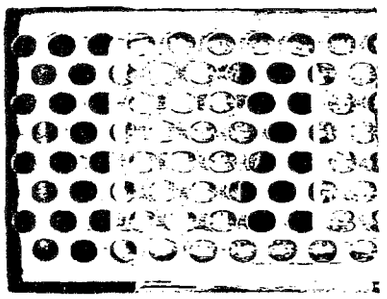
Notary Public

My Commission Expires: EXP. 5-28-2000

4431 12/28 0101 03CHECK 2490.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11266 PAGE 9

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

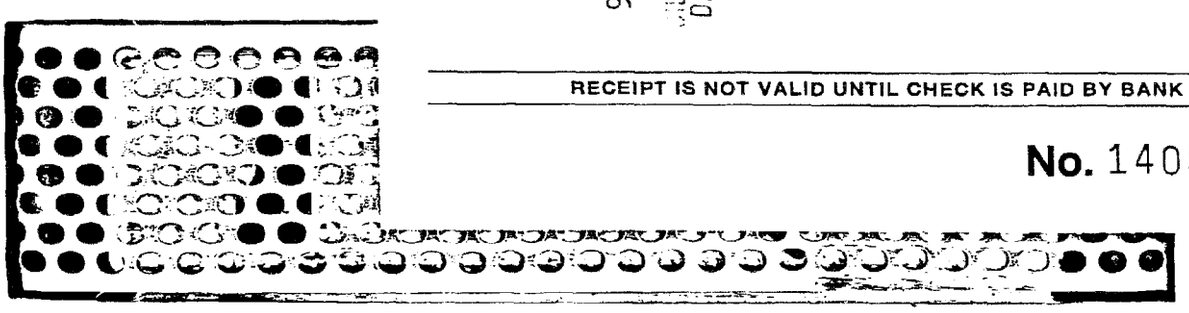
	CAMT
	670000.00
CON TX	2479.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2490.00
CHECK	2490.00

12/28/98 01 09:31 0001 4431

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IDENTIF. # REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405956