Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Map 175, Parcel 70

Davidson County DEEDWARR
Recvd: 09/10/03 16:15 3pgs
Fees:18.00 Taxes:85.10
20030910-0132386

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **A. S. C.**, does hereby bargain, sell, transfer and convey unto **Muhammad Reza Shams**, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the Plan of the Lands of J. F. Hibbett, deceased, not of record, described according to a survey made by George W. Watkins, Surveyor, January 25, 1954, as follows: Beginning at an iron pin at the southeast corner of a 15 foot lane, 17 feet westerly from a stump, said stump being North 24 deg. East 612 feet from the northerly margin of Murfreesboro Pike, said stump also being 2 feet easterly from the boundary line of a part of Lot No. 4 conveyed to G. W. Gordon and wife, by deed from Nora Lee Hibbett Adcock of record in Book 1643, page 56, Register's Office for said County; thence with the westerly margin of said lane, North 24 deg. East 376 feet to an iron pin and North 15 deg. West 227 feet to an iron pin; thence North 67 deg. West 34.5 feet to an iron pin, being the northeast corner of the property conveyed to Elgyan Callie and wife, by deed from Mrs. N.L.H. Adcock and husband, of record in Book 2134, page 117, Register's Office for said County; thence South 19 deg. West 552 feet to an iron pin in the northerly margin of a driveway; thence with the northerly margin of a driveway, South 67 deg. East 141 feet to the beginning, containing 1.7 acres, more or less.

BEING the same property conveyed to A.S.C. by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, dated October 9, 2002, and recorded at Instrument No. 20021115-0141876, said Register's Office.

Property address: 4096 Murfreesboro Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Mohammad Reza Shams, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and

that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed this 5 day of September, 2003.

A. S. C.
A Division of
Wells Fargo Home Mortgage, Inc.

By: _____

Its: Ami Curtis
~~Assistant~~
Vice President

STATE OF MARYLAND
COUNTY OF FREDERICK

Before me, the undersigned, of the State and County aforesaid, personally appeared AMI L CURTIS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be ASST. VICE PRESIDENT of A.S.C. a Division of Wells Fargo Home Mortgage, Inc the within named bargainor, a corporation, and that he/she as such VP executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Asst. Vice President.

Witness my hand and official seal this 5 day of September, 2003.

_____
Notary Public

My Commission Expires: 9/10/05

AMBER TABER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 10, 2005

AMBER TABER NOTARY PUBLIC FREDERICK

****

NAME NEW OWNER(S)
Mohammad Reza Shams
5932 Mt. View Road
Antioch, TN 37013

SEND TAX BILLS TO:
New owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

Affiant

Subscribed and sworn to before me this 9th day of September, 2003.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006