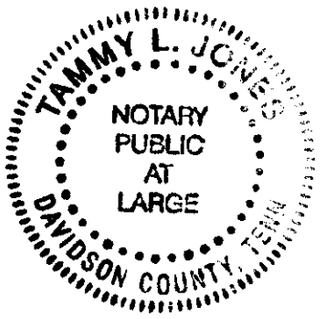
Box 1

WARRANTY DEED



My Commission Expires MAY 28, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF MARCH, 2000.**

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamal N. Fatah	**Franklin American Mortgage Company**	**162-4-14**
(NAME) **4961 Shihman Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, 37013**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **E.M. Culver and wife, Avolyn P. Culver**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamal N. Fatah and wife, Piroz S. Ibrahim**, 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. 171 on the Plan of Antioch Park, Section 3 of record in Plat Book 4460, Page 25, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 171 fronts 75 feet on the northerly side of Shihman Drive and extends back 220.3 feet on the easterly line and 237 feet on the westerly line to a dead line in the rear, measuring 76.84 feet thereon.

Being the same property conveyed to E.M. Culver and wife, Avolyn P. Culver by Quitclaim Deed of record in Book 9616, Page 897, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Avolyn P. Culver by E.M. Culver as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Simultaneously Herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved
This is improved X property, known as **4961 Shihman Drive, Antioch, 37013**
(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.



Instr:200003170027426 Page: 1 OF 2
REC'D FOR REC 03/17/2000 11:06:51AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

Witness **my/our hand(s)** this **14th day of March, 2000**.

E.M. Culver

Avolyn P. Culver by E.M. Culver

Avolyn P. Culver

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named E.M. Culver and Avolyn P. Culver the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th**, day of **March, 2000.**

Commission expires: ~~5/28/2003~~ 2-18-01

Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3/14/2000 before me personally appeared E. M. Culver, the person who executed the foregoing instrument on behalf of Avolyn P. Culver, and acknowledged that he executed the same as the free act and deed of the said Avolyn P. Culver, through Power of Attorney granted E.M. Culver, by the said Avolyn P. Culver.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of March, 2000.

Notary Public

Commission Expires: ~~5/28/2003~~ 2-18-01

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE