This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/19/03 16:17 2pgs
Fees:13.00 Taxes:512.89
20030519-0068269

**ADDRESS NEW OWNER:**
Riaz Lohrasbi
Anisa Lohrasbi
2153 Blake Drive
Antioch, TN 37013

**SEND TAX BILL:**
Wells Fargo Home Mortgage, Inc
4456 Corporation Lane, Ste 100
Virginia Beach, VA 23462

**MORTGAGEE:**
Wells Fargo Home Mortgage, Inc
4456 Corporation Lane, Ste 100,
Virginia Beach, VA 23462

**MAP AND PARCEL:**
Map 173-11-0-A
Parcel 107

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Beazer Homes Corp. dba Phillips Builders, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Riaz Lohrasbi and wife, Anisa Lohrasbi, and Faryab Lohrasbi, a married man, as joint tenants with the right of survivorship ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 86 in the Plan of Section Three (3), Stanford Village, of record in Instrument Number 20011217-0139079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Beazer Homes Corp., dba Phillips Builders, by deed of record as Instrument Number 20010912-0099610, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 2153 Blake Drive, Antioch, TN 37013.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of May, 2003.

Beazer Homes Corp.
dba Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary public of said County and State, personally appeared Ruth Lyon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Agent of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, a Tennessee corporation, and that she as such Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal this 15th day of May, 2003.

NOTARY PUBLIC

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Williamson )

The actual value or consideration, whichever is greater, for this transfer is $138,620.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of May, 2003.

NOTARY PUBLIC

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05