THIS INSTRUMENT PREPARED BY:
Homeland Title, Inc.
1896 Gen. George Patton Drive
Franklin, TN 37067
(615) 599-9959

MAP/ PARCEL 95-S-A-102CO
NEW OWNER AND
PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES:
1 Sadrudin Gangji
2 5665 Chestnutwood Trail
3 Hermitage, TN 37076
4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, ANDREW W. WOLFORD and wife, SUSAN S. WOLFORD, have this day bargained and sold and by these presents transfer and convey unto **SADRUDIN GANGJI**, his heirs and assigns, forever, in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 85 on the plan of Section Four, Hampton Hall of record in Book 11700, page 2, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Andrew W. Wolford and wife, Susan S. Wolford from Beazer Home Corporation, dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20000331-0032524, said Register's Office.

The above property is known as: 5665 Chestnutwood Trail, Hermitage, TN 37215.

If the above described real property is agricultural, forest or open spaced land and if property will be converted to a use other than that stipulated in T.C.A. Section 67-5-1008, then pursuant to T.C.A. Section 67-5-1008(c), the grantee shall be liable for all roll back taxes due pursuant to T.C.A. Section 67-5-1008(c).

TO HAVE AND TO HOLD the said land, together with all improvements thereon and all appurtenances thereunto belonging unto Grantors, their heirs and assigns, forever.

And the Grantors covenant with the said Grantees, his heirs and assigns, that they are lawfully seized and possessed of said land; that they have a good and lawful right to sell and convey the same; and that it is free from any lien or encumbrance whatsoever.

The Grantors further covenant and bind themselves, their heirs and representatives, to warrant and defend the title against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/19/03 14:51 2pgs
Fees:13.00 Taxes:582.75
20030919-0139146

IN TESTIMONY WHEREOF, I have hereunto set my signature on this the 12th day of September, 2003.

ANDREW W. WOLFORD

SUSAN S. WOLFORD

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public, in for and said County and State the within named Andrew W. Wolford and wife, Susan S. Wolford, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this the 12 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 9/4/07

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 157,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 12 day of Sept, 2003.

NOTARY PUBLIC

My Com. Exp.: 9/4/07

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS THE TITLE OF THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER AND THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF ANY INFORMATION FURNISHED.