WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/04 08:29 2pgs
Fees:13.00 Taxes:505.70

20040831-0104897

State of Tennessee
County of Davidson

File No.: 17389-1

The actual consideration or value, whichever is greater, for this transfer is **$136,675.00.**

Ashraf Ibrahim
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2004.

Notary Public

My commission expires: 2/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Remonda Abdelshahid **Ashraf Ibrahim**	**Beazer Mortgage Corporation**	**062-02-B-061co**
2877 Paddle Wheel Drive	**4344 Kenilwood Drive**	
Nashville, TN 37214	**Nashville, TN 37204**	

FOR AND IN 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,

Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Remonda Abdelshahid, an unmarried woman and Ashraf Ibrahim, an unmarried man

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. 224 on the Plan of Abbington Park, Phase One, Section Two, a Planned Unit Development, as of record in Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, by Warranty Deed dated September 30, 2003, from J. E. Stevenson, Trustee, of record in Instrument No. 20031002-0145230, Register's Office for Davidson County, Tennessee. [12 MONTH CHAIN: BEING part of the same property conveyed to J. E. Stevenson, Trustee, by Warranty Deed dated January 6, 2000, from Sisters of Mercy of the Americas, Regional Community of Cincinnati, an Ohio corporation, of record in Instrument No. 200002230017875, and by Warranty Deed dated January 18, 2000, from Jackie Coleman Stroud and wife, Gail Alexander Stroud, of record in Instrument No. 200007190071163, said Register's Office.]

BEING part of the same property conveyed to Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, by Warranty Deed dated September 30, 2003, from J. E. Stevenson, Trustee, of record in Instrument No. 20031002-0145230, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and supplemental in Instrument No. 20040401-0036606, said Register's Office; Declaration of Restrictions of record in Instrument No. 20010402-0031520, said Register's Office; Covenants and Conditions of record in Instrument No. 20000720-0071648, said Register's Office; By-Laws of record in Instrument No. 20030303-0027406, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (X) Unimproved (____) property, known as **2877 Paddle Wheel Drive, Nashville, TN 37214**

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 convenant 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.

Witness my/our hand(s) this **30th** day of **August, 2004.**

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, within and for the State and County aforesaid, 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 the Agent of the Beazer Homes Corp. dba Phillips Builders, within named bargainor, a corporation, and that he/she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2004.**

Notary Public

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06