Davidson County DEEDWARR
Recvd: 01/13/06 12:12 4 pgs
Fees:23.00 Taxes:1605.80
20060113-0005448

PREPARED BY:
EG&G TECHNICAL SERVICES, INC.
U.S. Department of the Treasury
Seized Real Property Support
7723 Ashton Avenue
Manassas, VA 20109

AFTER RECORDING, MAIL TO NEW OWNER AND TAX PAYER:
Amir Roshanfar
350 Wallace Road
Nashville, TN 37211

I SWEAR AND AFFIRM THAT THE CONSIDERATION FOR THE TRANSFER OF THIS PROPERTY IS $434,000. [signature] First American Title
SWORN AND AFFIRMED BEFORE ME, THE UNDERSIGNED NOTARY, THIS 10 DAY OF ~~DECEMBER~~ January ~~2005~~ 2006 MB
Marlene O. Balser
Marlene O. Balser
SOURCE OF TITLE:
BOOK: 20041230-0154315
PAGE: _____

MARLENE D. BALSER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-09-09

MAP / PARCEL #147.00–0-014.00

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That the **United States of America, acting by and through the Internal Revenue Service, as grantor, Michael J. Thomas, as Special Agent in Charge, Criminal Investigation, Internal Revenue Service, New York Field Office**, in consideration of the bid of FOUR HUNDRED THIRTY FOUR THOUSAND and 00/100 ($434,000.00) by **Amir Roshanfar, a married man as his separate property and Faryab F. Lohrasbi, a married man as his separate property** as grantee, whose mailing address is: 350 Wallace Road, Nashville, TN 37211, has granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in Case No. 04 Civ. 01614 (JGK) in the United States District Court Southern District of New York, the Special Agent in Charge, Criminal Investigation, Internal Revenue Service, has been directed to dispose of said property.

This Deed is executed to consummate the sale made by the Special Agent in Charge, Criminal Investigation, Internal Revenue Service, New York Field Office, in accordance with the terms of the Default Judgment entered by the United States District Court Southern District of New York in the case of the United States of America Vs. All right, title and interest to real property and appurtenances located at 350 Wallace Road, Nashville, Tennessee with all other appurtenances thereto and the improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 2nd day of November, 2005.

Elaine Madera
WITNESS

ELAINE Madera
PRINTED NAME

WITNESS

John Ricupero
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE

BY:
Michael J. Thomas
Special Agent in Charge
Criminal Investigation
Internal Revenue Service
New York Field Office

STATE OF New York)
) ss:
COUNTY OF Queens)

Before the undersigned authority, this day, personally appeared **Michael J. Thomas**, Special Agent in Charge, who acknowledged to me that he/she executed the foregoing instrument for and on behalf of the United States of America for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or Govt ID as identification.

WITNESS my hand and official seal at Queens County, this 2nd day of November, 2005.

J L Ruperto
Notary Public

John Ricupero
Printed Name

NOTARY PUBLIC State of New York
No. 41-4841813
Qualified in Queens County

My commission expires: 6/30/07

6/30/07

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE REMAINDER OF THE O.H. BOATWRIGHT, ET UX PROPERTY AS RECORDED IN DEED BOOK 879, PAGE 72, SITUATED IN THE 26TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY JOHN D. MCCORMICK RLS #679, DATED MARCH 25, 2002, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHWESTERLY MARGIN OF WALKER ROAD, SAID POINT BEING THE EASTERLY CORNER OF THE WEC 98A, LLC, A TEXAS LIMITED PARTNERSHIP PROPERTY AS RECORDS IN DEED BOOK 10765, PAGE 470-473 AND BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED:

THENCE ALONG THE EASTERLY LINE OF WEC 98A, LLC PROPERTY N 5 DEGREES 27'55" EAST, A DISTANCE OF 313.39 FEET TO A NEW IRON ROD.

THENCE ALONG THE SOUTHERLY LINE OF THE UNITED DOMINION REALTY, LP, PROPERTY AS RECORDED IN DEED BOOK 9994, PAGE 818-821, SOUTH 83 DEGREES 46'14" EAST A DISTANCE OF 367.48 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 19 DEGREES 04'07 EAST, A DISTANCE OF 40.99 FEET TO AN EXISTING IRON ROD IN THE NORTHWESTERLY MARGIN OF WALLACE ROAD;

THENCE ALONG SAID MARGIN OF WALLACE ROAD ALONG A CORNER TO THE LEFT WITH A RADIUS OF 741.20 FEET, A DISTANCE OF 208.34 FEET TO A NEW IRON ROD;

THENCE SOUTH 57 DEGREES 44'38" WEST A DISTANCE OF 263.42 FEET TO THE BEGINNING AND CONTAINING 1.453 ACRES, MORE OR LESS.