Davidson County DEEDWARR
Recvd: 03/24/05 14:13 2 pgs
Fees:13.00 Taxes:854.70

20050324-0032176

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

G-CBB-05-0704

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,600.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Shakil	SAME	
704 Canoe Ridge Point (ADDRESS)	(NAME) (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	173-04-0A-217.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN T. BURKHARDT AND WIFE, DEBORAH BURKHARDT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AHMED SHAKIL AND NASRIN SULTANA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 217 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 199912130302267, AND SURVEYOR'S CERTIFICATE OF CORRECTION, OF RECORD IN INSTRUMENT NO. 200009130091246, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BRIAN T. BURKHARDT AND WIFE, DEBORAH BURKHARDT BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, RECORDED THE 1ST DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001101-0108391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 7350, page 24 and re-recorded in Book 7367, page 587 and amended in Book 8765, page 77 and made applicable to Phase II in Instrument Number 20000428-0042354; Book 8765, page 90; Plat of record in Instrument Number 19991213-0302267and Surveyor's Certificate of Correction in Instument Number 20000913-0091246; Instrument Number 20001002-0097139 and Instrument Number 20000502-0044049, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 704 Canoe Ridge Point, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of March, 2005.

Brian T. Burkhardt

Deborah Burkhardt

STATE OF Tennessee
COUNTY OF Davidson

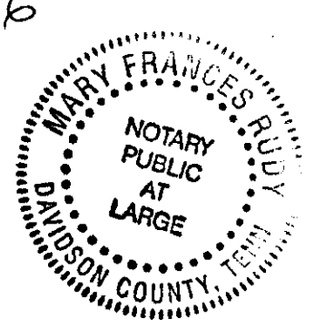
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian T. Burkhardt and Deborah Burkhardt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903