07-03-045-D
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FILE BOX 19B
MAP OUT OF 181
PARCEL 36.00CO

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Davidson County DEEDQC
Recvd: 04/24/07 11:34 2 pgs
Fees:12.00 Taxes:0.00
20070424-0048699

Affiant

Subscribed and sworn to before me this the 20th day of April, 2007.

My Commission Expires: 1/3/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 Old Hickory Blvd., Suite 301, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:

S & Y CONSTRUCTION, INC.
2993 Polo Club Road
Antioch, TN 37013

SEND TAX BILLS TO:

"NEW OWNERS"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN SEDAGHAT, UNMARRIED**, hereinafter called the "**Grantors**", do hereby quitclaim and convey all of their rights, title and interest to hereinafter **S & Y CONSTRUCTION, INC., A TENNESSEE CORPORATION** called the "**Grantees**", his successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 61, on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development, of record in Instrument No. 20060330-0035946, 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 the same property conveyed to BEN SEDAGHAT, UNMARRIED, by Warranty Deed from SAF PROPERTIES, A TENNESSEE PARTNERSHIP, of record in Instrument No.20060802-0094175, dated July 28, 2006, also dated October 1, 2004, Register's Office for Davidson County, Tennessee.

This is **improved** property located in 7283 Santeelah Way, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor, by their duly authorized officer, has caused its name to be affixed hereto on this 20th day of April, 2007.

Ben Sedaghat
BEN SEDAGHAT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEN SEDAGHAT**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2007.

My Commission Expires: 1/3/11

Notary Public

