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

BOX 10-A

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 03/14/08 10:53 2 pgs
Fees:13.00 Taxes:962.00

20080314-0026004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00. Linda Martinez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAFAR BRIFKANY 7344 Sugarloaf Drive Antioch, Tennessee 37013	Same as new owner	MAP 181-1-B-161.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND AND NO/100 ($260,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RICARDO I. GALINDO, unmarried, by and through my lawful attorney-in-fact, LINDA MARTINEZ,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **SAFAR BRIFKANY and wife, AVEEN BRIFKANY,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 54 on the Plan of Section Three, Addition to Sugar Valley, A Planned Unit Development of record in Instrument No. 20050629-074915, 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 Ricardo I. Galindo, unmarried by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20070131-0012642, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 734 Sugarloaf Drive, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Instrument No. 20050629-074915; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 12th day of March, 2008.

Ricardo I. Galindo

RICARDO I. GALINDO

BY: Linda Martinez

LINDA MARTINEZ, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of March, 2008, before me, appeared Linda Martinez, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Ricardo I. Galindo, and that said instrument was signed in behalf of the said Linda Martinez by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.