(1)

FOR RECORDING PURPOSES

File No. 7451 File Box

Davidson County DEEDWARR
Recvd: 05/02/08 15:39 3 pgs
Fees:18.00 Taxes:867.65

20080502-0045564

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 234,500.00

Ahmed Brifkani
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
April 30, 2008

NOTARY PUBLIC

COMMISSION EXPIRES: 12-06-2011

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY: NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346	RETURN TO AFTER RECORDING: Bridgehouse Title 342 Cool Springs Blvd., Ste 202 Franklin, Tennessee 37067	
ADDRESS NEW OWNERS(S) AS FOLLOWS: Ahmed Brifkani and Khalida Brifkani 905 Creekedge Court Antioch, Tennessee 37013	SEND TAX BILLS TO: Guidance Residential, LLC ~~xxxxxxxx~~ New Owner(s) P.O. Box 0054 Palatine, IL 60055-0054	MAP-PARCEL NUMBER: 173-08-0-A-030.00 CO

WARRANTY DEED

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, I/WE,

Talona V. Johnson, f/k/a Talona V. Starks and Joe Johnson, wife and husband

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Ahmed Brifkani and Khalida Brifkani, husband and wife**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (✓)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

905 Creekedge Court, Antioch, Tennessee 37013

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. Whenever 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, this date: January 23rd, 2008

Talona V. Johnson, f/k/a Talona V. Starks

Joe Johnson

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Talona V. Johnson, f/k/a Talona V. Starks and Joe Johnson, wife and husband with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Fifth Third Bank 1311 Bell Road Antioch, TN 37013 on this 23 day of January, 20 08.

Notary Public

SEAL

ANGELICA ARIFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

My Commission Expires: March 07, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Deer Valley, Section 1, a Cluster Lot Development, a Planned Unit Development,, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Talona V. Starks, an unmarried woman by Warranty Deed from S & Y Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20031010-0150954, dated October 3, 2003, Register's Office for Davidson County, Tennessee.

BEING the same premises which S & Y Construction, Inc., a Tennessee Corporation by Deed dated 10/3/2003 and recorded 10/10/2003 in Davidson County, Tennessee in Deed Book Volume , Page or Instrument No. 20031010-0150954 .