This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219

BOOK 11357 PG. 236

WARRANTY DEED

0705 02/26 0101 03CHECK 359.84

ADDRESS NEW OWNER(s) AS FOLLOWS: ANISSA B. JONES	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) 1011 Mulberry Way	(NAME) SAME	FB 12D 87968,
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS)	Map 50-03-B,
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 45

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged Pamela Brown Gruduah and husband, Moses B. D. Gruduah this day bargained and sold, and do hereby transfer and convey unto the said ANISSA JONES also known as ANISSA B. JONES *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Mulberry Downs, Phase I, of record in Book 7900, pages 84, 85, 86, 87, and 88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela Y. Brown by Warranty Deed from Phillips Builders, Inc., of record in Book 9523, page 392, Register's Office for Davidson County, Tennessee. Pamela Y. Brown having since married, being the same person as Pamela Brown Gruduah.

Moses B. D. Gruduah joins in this deed to convey any interest he may have in said property marital or otherwise.

STATE OF GEORGIA
COUNTY OF Gwinnett
Subscribed and sworn to before me this the 14th *day of* Feb *19*98
My commission expires: 5/4/02 *(Official Seal)* *Notary Public*
L. RICHARD WATSON NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MAY 4, 2002

The actual consideration or value whichever is greater, for this transfer is $ ~~$11500.00~~ $3,200.00

Affiant

0553579
IDENTIF. + REFERENCE
99FEB 26 AM 8:53
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

This is unimproved ( ) property, known as 1011 Mullberry Way (House Number) (Street) Nashville, Tennessee 37207 (P.O. Address) (City or Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 our hand this 24th *day of* February, *19*99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pamela Brown Gruduah
Pamela Brown Gruduah

Moses B. D. Gruduah

Appurtenances to Metropolitan Government of Nashville and Davidson County, of record in Book 8059, page 371, in said Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 9835, page 41, in said Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9835, page 37, in said Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10360, page 377, in said Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10360, page 327, in said Register's Office.

Subject to rights of others in and to the common areas/elements.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 5666, page 649, Register's Office for Davidson County, Tennessee.

Rights of others in and to the easement of record in Book 6081, page 368, in said Register's Office.

Title to that portion of the premises embraced within the bounds of any cemeteries with all rights of ingress and egress thereto.

Charter of Mulberry Downs Homeowners' Association of record in Book 8164, page 37, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF Georgia

COUNTY OF DeKalb

Personally appeared before me, ~~Pamela Brown Gradwah~~ L. Richard Vogt *a Notary Public in and for said County and State* ~~Pamela Brown Gradwah and Moses B D Gradwah~~ *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at CDC Federal Credit Union *this* 24th *day of* Jun, *19*98.

L. Richard Vogt
Notary Public

L. RICHARD VOGT NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2002

My Commission Expires: 5/4/02

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

Taxes for 1998: A lien, but not yet due or payable.

Declaration of Covenants, Conditions and Restrictions of record in Book 8053, page 316, Register's Office for Davidson County, Tennessee.

First Amendment to the Bylaws of Mulberry Downs Homeowners Association, Inc., of record in Book 9892, page 939, in said Register's Office.

Subject to all matters shown on the PUD Boundary Plat of record in Book 6900, page 940, in said Register's Office.

Subject to all matters shown on the Plan of record in Book 7900, pages 84 through 88, as amended in Book 7900, page 334, Book 7900, page 740, and in Book 7900, page 818, insaid Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8486, page 320, in said Register's Office.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8486, page 325, in said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11357 PG. 239

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0553579
IDENTIF. ↑ REFERENCE

99FEB 26 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.

CAMT	93200.00
CON TX	344.84
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	359.84
CHECK	359.84

02/26/99 01 05:51 0001 0705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429907