# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Theophilus Egbujor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 99

NOTARY PUBLIC AT LARGE TENN.

L. Jeff Hobbs
Notary Public

MY COMMISSION EXPIRES: 4/24/2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell Lockard | New Owner | 150-3-341 |
| (NAME) | (NAME) | |
| 3452 Shakertown Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Theophilus O. Egbujor and wife, Grace N. Egbujor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Russell Lockard and wife, Ann Lockard~~ Russell E. Lockard and wife, Ann Marie Lockard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 451 on the Plan of The Country, Section 9, of record in Book 6900, Pages 285 & 286, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Theophilus O. Egbujor and wife, Grace N. Egbujor by deed from Edward A. Russell and wife, Vickie J. Russell, of record in Book 9062, Page 404, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 285 & 286; restrictions of the record in Book 7402, page 977 and Book 7404, page 292; all of record in the Register's Office for Davidson County, Tennessee.

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

2318 05/04 0101 03CHECK 529.00

unimproved ( )
This is improved ( X ) property, known as 3452 Shakertown Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 28th day of April, 19 99

Theophilus O. Egbujor
Theophilus O. Egbujor

Grace N. Egbujor
Grace N. Egbujor

MAIL ENV.

99 MAY -6 AM 10:38

MAIL REFERENCE

05831458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theophilus O. Egbujor and wife, Grace N. Egbujor

the bargainor S, 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 Brentwood, Tennessee, this 28th day of April 19 99.

Commission expires 3/21/2001

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11466 PG. 433

| | | |
|---|---|---|
| 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 |

0583458

99MAY-6 AM10:38

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00

05/06/99 01 10:42 0001 2318

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1456992