RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39622

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/01 10:36 2pgs
Fees:11.00 Taxes:288.23

20010307-0021514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2001

Notary Public

MY COMMISSION EXPIRES 5/26/02

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberta D. Taylor	Union Planters Bank	149-5-166
4765 Terragon Trails	P.O. BOX 2282	
Antioch, TN, 37013	Memphis, TN 38101	

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,

Kofi Alavi Semenya etux, **Joyce Gyamerawah** Semenya

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alberta D. Taylor

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. 84 on the Plan of 2nd Revision, Section Five, Terragon Trail, of record in Book 5200, Page 18, Register's Office for said County.

Said Lot No. 84 fronts 32.66 feet on the southeasterly margin of an inlet on Terragon Trail and extends back 111.98 feet on the northerly line and 134.19 feet on the southwesterly line to a dead line in the rear, measuring 131.10 feet thereon.

Being the same property conveyed to Kofi Alavi Semenya and wife, Joyce Gyamerawah Semenya by deed from Clifford A. Greene, a single person, of record in Book 6015, Page 474, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4765 Terragon Trails, Antioch, TN 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 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 my/our hand(s) this 23rd day of February, 2001

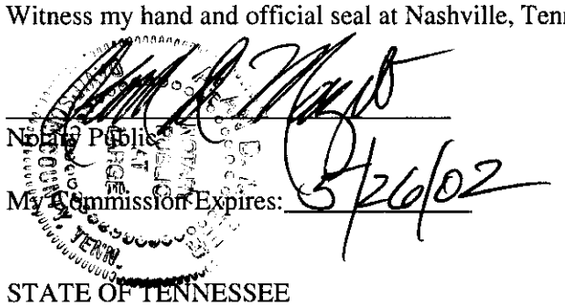
X Kofi Alavi Semenya
Kofi Alavi Semenya

X Joyce Gyamerawah Semenya
by Kofi Alavi Semenya,
A. IF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kofi Alavi Semenya, bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2001



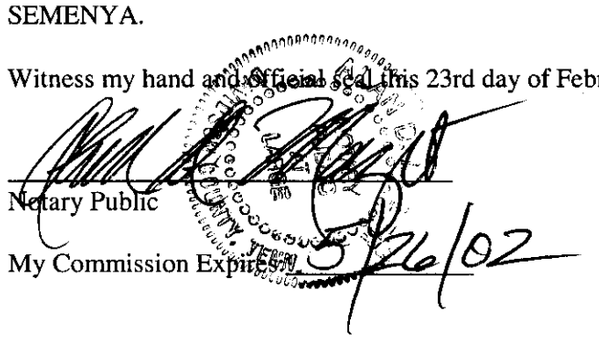
Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of February, 2001, personally appeared KOFI ALAVI SEMENYA to me known to be the person who executed the foregoing instrument on behalf of JOYCE GYAMERAWAH SEMENYA as Attorney in Fact, and acknowledged that KOFI ALAVI SEMENYA executed the same as the free act and deed of the said JOYCE GYAMERAWAH SEMENYA.

Witness my hand and official seal this 23rd day of February, 2001.



Notary Public

My Commission Expires: 5/26/02