PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **March, 2001** between **GEORGE OKONJI** *, GRANTOR, and **JONATHAN PHILLIPS*** GRANTEE. *Unmarried* *Unmarried*

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 390 on the Plan of Bordeaux Gardens, Section One of record in Plat Book 3300, page 91, Register's Office for said County.

Said Lot No. 390 fronts 52.0 feet on the northerly margin of Dolan Road and extends back 115.75 feet on the easterly line and 140.33 feet on the westerly line to a broken line in the rear, measuring 82.72 feet thereon.

BEING the same property conveyed to Melanie Vinson, an unmarried person by deed from Edward F. Mitchel, a single person of record in Book 9367, page 49, Register's Office, for said County. By Successor Trustees Deed of record in Instrument 20005080046225, said Register's Office, subject property was conveyed to the Estate of Edward F. Mitchel. The said Edward F. Mitchel, Jr. and Jean Mitchel McMillan being the devisees under the Will of Edward F. Mitchel, Sr., of record in Will Book 233, page 607, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Being further conveyed to George Okonji by deed from Edward F. Mitchel, Jr. and Jean Mitchel McMillan, as devisees under The Will of Edward F. Mitchel, Sr. of record in Instrument No. 20000717-0070360 executed 7/14/00 and recorded 7/17/00, Registers' Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); restrictive covenants of record in Book 3465, page 403, Book 3505, page 589; all matters appearing of record in Plat Book 3300, page 91; and any and all easements, right of ways, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

George Okonji

GEORGE OKONJI
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/27/01 08:48 2pgs
Fees:11.00 Taxes:279.35

20010327-0028982

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **GEORGE OKONJI** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **March, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

JONATHAN PHILLIPS
1493 DOLAN ROAD
NASHVILLE, TN 37218

Property Address:

1493 DOLAN ROAD
NASHVILLE, TN 37218

Person Responsible for Taxes:

SAME

Parcel #: 080-08-0/024.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jonathan Phillips
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **March, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076