Davidson County DEEDWARR
Recvd: 07/09/01 16:19 2pgs
Fees:13.00 Taxes:460.65

20010709-0073093

40-A

# WARRANTY DEED

CATHERINE C. HERSHEY
Notary Public At Large
DAVIDSON COUNTY TENN

My Commission Expires ~~January 29, 2005~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 11/29/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joyce D. K. Essien | New Owner | MAP 142-5-D |
| (NAME) | (NAME) | |
| 1600 Miskey Lake Trail | | PARCEL 59.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Atlanta, GA 30331 | | |
| (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, Ernest B. Myers and wife, June M. Myers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce D. K. Essien and Ekan Iwok Essien, joint tenants with right of survivorship

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit M-405, together with Carport designated No. 405-C, River Plantation, a Condominium, a Horizontal Property Regime, located on Todd Pries Drive, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium apartments, recorded in Plat Book 4860, page 17, 18 and 19, said Register's Office, and described in a Master Deed recorded in Book 4892, page 440, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit M-405, River Plantation, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 4892, page 456, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ernest B. Myers and wife, June M. Myers by deed from James T. Livingstone and wife, Elizabeth Livingstone, of record in Book 10907, page 195, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 985 Todd Pries Drive, Nashville, TN 37221
(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 29th day of June, 2001

Ernest B. Myers by Andrew B. Gibson, Jr., Attorney-in-Fact pursuant to Limited Power of Attorney recorded as Instrument No. 20010709000730[illegible], R.O.D.C., TN

June M. Myers by Andrew B. Gibson, Jr., Attorney-in-Fact pursuant to Limited Power of Attorney recorded as Instrument No. 20010709000730[illegible], R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Andrew B. Gibson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ernest B. Myers and wife, June M. Myers, and who acknowledged that he executed the same as the free act and deed of Ernest B. Myers and wife, June M. Myers.

Witness my hand and official seal this 29th day of June, 2001.

Notary Public

My Commission Expires: 1/29/05

CATHERINE C. HERSHEY
Notary Public At Large
DAVIDSON COUNTY TENN

My Commission Expires
January 29, 2005