Davidson County DEEDWARR
Recvd: 10/11/01 13:20 2pgs
Fees:13.00 Taxes:471.75

20011011-0110973

(63)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 127,500.00

Affiant

Subscribed and sworn to before me, this 27 day of September, 2001.

My commission expires:

Notary Public

JAMI M. CRAWLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
MY COMMISSION EXPIRES JUNE 18, 2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company, 2630 Elm Hill Pike, Ste, 100, Nashville, TN 37214
3125 GOODWIN DRIVE NASHVILLE, TN 37217	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 136-13/135.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

STACI LYN AMES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JANET KARNLEY AND MORRIS MOMODU

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF EDGE-O-LAKE SUBDIVISION, SECTION 20-A, OF RECORD IN BOOK 5200, PAGE 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STACI LYN AMES BY WARRANTY DEED FROM OCWEN FEDERAL BANK, FSB DATED MAY 26, 1998 AND RECORDED IN BOOK 10997, PAGE 213, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3125 GOODWIN DRIVE, NASHVILLE, TN 37217

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of September, 2001.

_____ Staci Lyn Ames

_____ _____

State of Tennessee
County of Davidson

On this 27 day of September, 2001, before me personally appeared Staci Lyn Ames to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission Expires:

JAMI M. CRAWLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

MY COMMISSION EXPIRES JUNE 18, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.