Davidson County DEEDWARR
Recvd: 10/11/01 15:29 2pgs
Fees:13.00 Taxes:238.65
20011011-0111185

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WARRANTY DEED

This Indenture made this **28th** day of **September, 2001** between **Renaissance Building Group, Inc.,** , GRANTOR, and **Rose M. Erhunmwunse, a married woman** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Map of S.A. Champion's Subdivision, of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Renaissance Building Group, Inc. by Warranty Deed from Leland Watts and wife, Winnifred A. Watts of record in Instrument No. 2000010230104504, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

Improved property known as 1612 23rd Ave. North Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **September, 2001.**

Renaissance Building Group, Inc.
PRESIDENT

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Houston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of the Renaissance Building Group, Inc., and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of Renaissance Building Group, Inc. by him/her self as President. Witness my hand and official seal this 28th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $64500

Affiant

Subscribed and sworn before me this 28th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Rose M. Erhunmwunse
1612 23rd Avenue N.
Nashville, TN 37208

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 81-11 Parcel 110