Davidson County DEEDWARR
Recvd: 05/20/02 14:42 3pgs
Fees:18.00 Taxes:601.25

20020520-0061572

WARRANTY DEED

SIDNEY-PT01181

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00 .

Patrick Moore
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF April, 2002.

(Affix Seal)

Jeannie Bradshaw
Notary Public

My Commission Expires: 6-12-04

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

My Commission Expires JUNE 12, 2004

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dainon Sidney	North American Mortgage Co.	92-5-269
3320 Clifton Ave.	4301 Hillsboro Pike, Suite 328	
Nashville, TN 37206	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SANKOFA ENTERPRISES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAINON SIDNEY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 96 on the Plan of College Hill, Section II, as of record in Book 2133, page 52, Register's Office for Said County.

Said Lot fronts 75 feet on the northerly side of Clifton Avenue and runs back between parallel lines, 121.99 feet to a dead line.

Being the same property conveyed on 10/5/94, to Sankofa Enterprises, by deed from James Robinson and Barbra Singh, of record in Book 9486, page 650 at the Register's Office in Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3320 Clifton Ave., Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 9th day of April, 2002 :

Sankofa Enterprises

By: Alvin Singh

By: Barbara Singh

By: James Robinson by Barbara Singh Attorney-in-Fact
James Robinson, By: Barbara Singh, Attorney-in-Fact

By: Queen Robinson by Barbara Singh attorney in fact
Queen Robinson, By: Barbara Singh, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANKOFA ENTERPRISES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of March, 2002.

GEORGE R. WOODS JR. NOTARY PUBLIC EXP. 7/23/02 SUMNER COUNTY, TN

Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melissa D. Rogers, a Notary Public within and for said County and State aforesaid, personally appeared Alvin J Singh and wife Barbara Singh, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Presidents and _____ respectively of the Sankofa Enterprises the within named bargainor, and corporation, and that they as such presidents and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alvin Singh + wife Barbara Singh as such Presidents.

Witness my hand and official seal at office at Brentwood, Tn. on this the 9th day of April, 2002.

My Commission Expires 3/15/05

Melissa D. Rogers
Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075

STATE OF Tennessee

COUNTY OF Sumner

On this the 9th day of April, 2002, before me personally appeared Barbara Singh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Robinson and Queen Robinson, and who acknowledged that he executed the same as the free act and deed of the said James Robinson and Queen Robinson, and appearing of record in Instrument No. 20020520 0061571 of the Register's Office of Sumner County, Tennessee.

Witness my hand and official seal at Hendersonville, this 9th day of April , 2002.

My Commission Expires: 3/15/05

Melissa D. Rogers
Notary Public

