22

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/02 11:58 2pgs
Fees:13.00 Taxes:310.80

20020528-0064254

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Raymond S. Kinzounza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND S. KINZOUNZA (NAME)	UNION PLANTERS BANK, N.A. (NAME)	147-8-189
4313 Hopewood Drive (ADDRESS)	1900 CHARLES BRYAN ROAD (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	CORDOVA, TN 38016 (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, ERNESTINE D. HOLDEN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND S. KINZOUNZA AND WIFE, GHISLAINE B. NKOUKA

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section 4, Beverly Heights, of Record in Plat Book 5200, Page 263, Register's Office for said County.

Said Lot No. 14 fronts 60.0 feet on the westerly margin of Hopewood Drive and extends back 121.77 feet on the northerly line and 116.12 feet on the southerly line to a broken line in the rear, measuring 60.29 feet thereon.

Being the same property conveyed to Ernestine D. Holden, an unmarried person, by Warranty Deed of record as Instrument No. 200008280084358, rerecorded in Instrument No. 20001103-0109204 from Heirs at law of Alice Faye Gilbert, deceased, being Keither L. Gilbert and Jennifer Gilbert.

Subject to Restrictive Covenants of record in Book 5626, page 220, Register's Office for said County.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 4313 HOPEWOOD DRIVE, NASHVILLE, TN 37211
(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 my hand this 24th day of May, 2002

Ernestine D. Holden

ERNESTINE D. HOLDEN

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 ERNESTINE D. HOLDEN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 24th day of May, 2002.

Commission expires May 29, 2005

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public