Box 13
#4091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,126.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 5th day of August, 2002.

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher Hovinga and Melissa Hovinga
828 Bishopsgate Road
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 08/16/02 15:20 2pgs
Fees:13.00 Taxes:422.27
20020816-0099580

SEND TAX BILLS TO:
~~NEW OWNER~~ Prime Mortgage USA Inc.
1811 North Meridian
Indianapolis, IN 46202

MAP-PARCEL NUMBERS:
Map\Parcel 149-02-B-80

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ismail Adeyemo and wife, and Ola Adeyemo ,** hereinafter referred to as Grantors, hereby transfer and convey to **Christopher Hovinga and wife, Melissa Hovinga,** hereinafter referred to as 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. 212. Picadilly Square, Phase 2, as of record in Book 6250, page 92-94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland T. Broyles and wife, Marilyn A. Broyles by deed from Ishmail Adeyemo and wife, Ola Adeyemo, of record in Book 8133, Page 476, Register's Office for Davidson County, Tennessee. Ishmial Adeyemo and Ismail Adeyemo are one and the same person. The previous deed contained an erroneous spelling of Ismail.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 828 Bishopsgate Road, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 5th day of August, 2002.

Ismail Adeyemo

Ismail Adeyemo

Ola Adeyemo

Ola Adeyemo

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 Ismail Adeyemo and wife, and Ola Adeyemo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2002.

Notary Public

My Commission Expires:

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires M.R. 27, 2005