# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP PARCEL NUMBERS

164-13-142.00

Bryan A. Maxwell and Tabitha D. Maxwell
(Name)

6024 Monroe Crossing
(Street Address or Route Number)

Antioch, TN 37013
(City) (State) (Zip)

Legends Mortgage
(Name)

1143 Columbia Avenue, Suite C-11
(Street Address)

Franklin, Tennessee 37064
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to **AHMED B. KONTEH AND, SYLVIA C. FELIX, HUSBAND AND WIFE** (hereinafter referred to as Grantor, whether one or more) by

BRYAN A. MAXWELL and wife, TABITHA D. MAXWELL, as tenants by the entirety,

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in **DAVIDSON** County, Tennessee, as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: **164-13-142.00**

This is improved ( ) property, known as **6024 MONROE CROSSING** (House Number) (Street) (P.O. Address)

**ANTIOCH** (City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, an use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/20/02 14:48 3pgs
Fees:18.00 Taxes:525.03

20020920-0115092

Witness our hands this 20th day of September, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AHMED B. KONTEH

S. Felix
SYLVIA C. FELIX

STATE OF North Carolina

COUNTY OF Forsyth

Personally appeared before me, Deborah F. Tornow, a Notary Public in and for said County and State, **AHMED B. KONTEH**, the within named bargainor, with whom I am personally acquainted (or proven 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 Forsyth, County, this 23rd day of August, 2002.

My Commission Expires: (7-23-2007) 7-23-2007

DEBORAH F. TORNOW NOTARY My Comm. Exp. 7-23-2007 PUBLIC FORSYTH COUNTY, N. C.

Deborah F. Tornow
Notary Public
Printed Name Deborah F. Tornow

STATE OF North Carolina

COUNTY OF Forsyth

Personally appeared before me, Deborah F. Tornow, a Notary Public in and for said County and State, **SYLVIA C. FELIX**, the within named bargainor, with whom I am personally acquainted (or proven 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 Forsyth, County, this 23rd day of August, 2002.

My Commission Expires: 7-23-2007

DEBORAH F. TORNOW NOTARY My Comm. Exp. 7-23-2007 PUBLIC FORSYTH COUNTY, N. C.

Deborah F. Tornow
Notary Public
Printed Name Deborah F. Tornow

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever greater for this transfer is $141,900.00.

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 20th day of September, 2002.

(Affix Seal)

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE EXP. MAY 2, 2005 WILLIAMSON CO., TENNESSEE

X Bryan A McKee
Purchaser/Affiant

Purchaser/Affiant

My commission expires: 05/02/05

Notary Public

My commission expires:

Notary Public

Prepared in the Law Office of:
Beadles, Newman and Lawler
3500 Hulen, Fort Worth, Texas 76107

Exhibit "A": Legal Description.
Ahmed B. Konteh and wife, Sylvia C. Felix.

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. 132 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Page 545, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ahmed B. Konteh and wife, Sylvia C. Felix, by Warranty Deed from Beazer Homes Corp, dba Phillips Builders, dated November 8, 1999, recorded November 10, 1999, of recorded in Book 11738, page 953, in the Register's Office for Davidson County, Tennessee.

This is improved property also known as 6024 Monroe Crossing, Antioch, Davidson County, Tennessee 37013.