Davidson County DEEDWARR
Recvd: 12/27/02 08:50 2pgs
Fees:13.00 Taxes:244.20

20021227-0159363

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jacobs	Countrywide Home Loans, Inc.	Map: 150-7-469
(NAME) 3348 Oak Trees Court	(NAME) 4500 Park Granada	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CHARLES LOKIBE-FESTO AND WIFE, EUNICE LADI LOKIBE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DAVID JACOBS, hereinafter called the GRANTEE, his 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 46B of the Zone Lot Division of Lots Nos. 46 and 70, of LAKESHORE WOODS, SECTION 3, of record in Plat Book 6250, Page 507, amending Plat Book 5200, Page 621, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles Lokibe Festo and wife, Eunice Ladi Lokibe by Warranty Deed of record in Book 11154, Page 54, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 6063, Page 351, Book 6112, Page 546, and Book 6230, Page 385; and, any and all matters as shown on plat of record in Plat Book 6250, Page 507, amending Plat Book 5200, Page 621; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as 3348 Oak Trees Court, Antioch, TN 37013
(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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 23rd day of December, 2002.

Charles Lokibe Festo

Charles Lokibe-Festo

Eunice Ladi Lokibe

Eunice Ladi Lokibe

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Charles Lokibe-Festo and wife, Eunice Ladi Lokibe who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of December, 2002.

Eileen Strange

Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 08, 2006

Mail After Recording

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217