**RECORD AND RETURN TO:**
**NATIONS TITLE OF TENNESSEE, INC.**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**
**02TN04482**

# WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**THE ACTUAL CONSIDERATION OR VALUE, HICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2003**

Notary Public

**MY COMMISSION EXPIRES:**

**THIS INSTRUMENT WAS PREPARED BY**
**NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ricky M. Toran** | **Wells Fargo Home Mortgage** | **82-8-359** |
| **940 Mansfield Avenue** | **P.O. Box 6502** | |
| **Nashville, TN 37206** | **Springfield, OH 45501-6502** | |

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, WE,

**DEXTER SAMUELS, MARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RICKY M. TORAN, UNMARRIED**

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:

**Being Lot No. 8 in the Philip Alwill's Addition, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.**

**Said Lot 8 fronts 50 feet on the south side of Mansfield Avenue and runs back between parallel lines 170, feet to a 12 foot alley.**

**Being the same property conveyed to Dexter Samuels by Special Warranty Deed dated May 28, 1998 from Pledged Property II LLC, a Delaware Limited Liability Company (formerly C-Base Property II LLC), of record in Book 10981, Page 15, Register's Office for Davidson County, Tennessee. Dexter Samuels is also known as A. Dexter Samuels.**

Ivanetta Samuels, wife of Dexter Samuels, joins in this Warranty Deed only for the purposes of encumbering such marital rights, if any, that she may have in and to said property.

Unimproved ( )
This is improved ( X) property known as **940 Mansfield Avenue, Nashville, TN 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 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 our hands this 17th day of January, 2003.

**DEXTER SAMUELS**

**IVANETTA SAMUELS**

Davidson County DEEDWARR
Recvd: 01/24/03 08:36 2pgs
Fees:13.00 Taxes:351.50

20030124-0009947

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 DEXTER SAMUELS AND WIFE, IVANETTA SAMUELS, the bargainors 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 Nashville, Tennessee, this 17th day of January, 2003.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

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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 _____, 2003.

My commission expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public