Box 13
#4823

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$180,000.00~~.
$184,000.00
CO.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of December, 2002.

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/04

My Commission Expires MAY 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 02/06/03 15:40 2pgs
Fees:13.00 Taxes:680.80
20030206-0016731

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chibuzor A. Okolocha
4800 Cape Hope Pass
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
98-13-A/36.00CO

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, **Cynthia K. Tipton** hereinafter referred to as Grantors, hereby transfers and conveys to **Chibuzor A. Okolocha**, 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 the Second Civil District of Davidson County, Tennessee and being Lot No. 36 on the Plan of New Hope Point, Phase One, Section Three, as of record in Book 9700, page 480, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia K. Tipton, unmarried by deed from D. R. Horton, Inc. dba Torrey Homes of record in Instrument No. 20000620-0061320, Register's Office for Davidson County, Tennessee.

07071-BP

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 480, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions, and restrictions of record in Book 10290, page 1, and corrected in Book 10330, page 782, and re-recorded in Instrument No. 2000 0628-0064247 and amended in Book 10659, Page 528 and said amendment re-recorded in Instrument No. 20000628-0064248, Register's Office for Davidson County, Tennessee.

CC Judgement for Chibuzor Okolocha of record in Instrument No. 20020118-0007813, Register's Office for Davidson County, Tennessee.

Charter of New Hope Point Homeowners Association, Inc. of record in Instrument #200006070056879, Register's Office for Davidson County, Tennessee.

Subject to Deeds of Conveyance of Open Space to said Assoc. of record in Instrument No. 20000607-0056880 and Instrument No. 20000609-0057619, said Register's Office.

Subject to PUD Boundary Plat of record in Book 9700, Page 275, and as corrected in Instrument No. 20010531-0056257, said Register's Office.

This is improved property known as 4800 Cape Hope Pass, Hermitage, Tennessee 37076.

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 30th day of December, 2002.

Cynthia K. Tipton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia K. Tipton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2002.

Notary Public

My Commission Expires: _____

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

07071-BP