Deal # 5186

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-5186

Davidson County DEEDWARR
Recvd: 02/12/03 15:09 3pgs
Fees:18.00 Taxes:795.50
20030212-0019587

New Owner/ Property Being Conveyed

BARRY ABRAHAM ADDO
501 CASTLE GATE
NASHVILLE, TN 37217

Send Tax Bills To:
New Owner

Map & Parcel:
136-10-007.00

WARRANTY DEED

This instrument, made and entered into on this the 17th day of January, 2003 by and between CAROL DRIVER, a single woman, Party of the First Part, and BARRY ABRAHAM ADDO, a single man, Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of $10.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, his successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE RESERVE PARCEL 7, FIRST REVISION, RESUBDIVISION OF LOT 151 AND RESERVE PARCEL 7, SECTION 1, CASTLEGATE AS RECORDED IN BOOK 5190, PAGE 641, AND ALL THE PROPERTY CONVEYED IN BOOK 5114, PAGE 924, SAID REGISTER'S OFFICE, AND FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY CAMPBELL SURVEYING COMPANY, INC. DATE JUNE 15, 1987 AS FOLLOWS: BEGINNING AT A POINT IN THE MARGIN OF SMITH SPRINGS ROAD, 350 FEET, MORE OR LESS, FROM BUTLER ROAD; THENCE SOUTH 6 DEGREES 3 MINUTES 20 SECONDS WEST 168.53 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CASTLEGATE DRIVE, THENCE WITH SAID MARGIN 61.41 FEET; THENCE NORTH 36 DEGREES 43 MINUTES 57 SECONDS EAST 105.80 FEET TO A POINT; THENCE SOUTH 6 DEGREES 03 MINUTES 20 SECONDS WEST 329.19 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 19 SECONDS EAST 80.08 FEET; THENCE NORTH 04 DEGREES 20 MINUTES EAST 625.65 FEET TO THE MARGIN OF SMITH SPRINGS ROAD, THENCE WITH SAID ROAD 98.25 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CAROL DRIVER BY DEED FROM
* CAROL DRIVER, DATED 09/23/2002 AND RECORDED 10\08\2002 IN INSTRUMENT NO. 200210080122576, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*BY TRUSTEE's Deed from Robert M. Wilson, Jr., Successor Trustee

TAX PARCEL IDENTIFICATION # 136-10-007.00
PROPERTY ADDRESS: 501 Castle Gate, Nashville, TN 37217

TO HAVE AND TO HOLD unto the said Party of the Second Part, his successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, his successors and assigns, that she has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that she, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Party of the First Part has hereunto set her hand and seal on this the date first above written.

Carol Driver
CAROL DRIVER

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, CAROL DRIVER, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 17 day of January, 2003.

Robert L Sanders
Notary Public
My Commission Expires 11-25-2006

ROBERT L. SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of January, 2003.

Notary Public
My Commission Expires: 11-25-2006

ROBERT L. SANDERS NOTARY PUBLIC SHELBY COUNTY TENNESSEE My Comm. Exp. NOV. 25, 2006

Name and Address of Property Owner:
Barry Abraham Addo
501 Castle Gate
Nashville, TN 37217

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Same as New Owner

No title search was preformed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103