Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020297

Davidson County DEEDWARR
Recvd: 05/21/03 12:54 2pgs
Fees:13.00 Taxes:222.00

20030521-0069308

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marion Janelle Gervickas, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Efosa Kenneth Igbineweka and wife, Melissa Jane Wilson Igbineweka** (hereinafter referred to as "Grantee"), his successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being part of Lot Nos. 2, 3, and 4, block "B" on the Map of Home Acres, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated May 10, 1962 as follows:

Beginning at a point in the Northerly margin of Neely's Bend Road, 46.04 feet West of the common corner of Lot Nos. 3 and 4 on said Plan; thence North 18 degrees, 28 minutes East 260.47 feet to a point which is 22.5 feet East of a corner of Lot Nos. 3 and 4 on said Plan; thence South 66 degrees, 35 minutes East 100 feet to a point which is 22.5 feet East of the corner of Lot Nos. 2 and 3 on said Plan; thence South 18 degrees, 28 minutes West 260.47 feet to a point in the Northerly margin of Neely's Bend Road; thence with the margin of the same, North 66 degrees, 35 minutes West 100 feet to the beginning.

Being the same property conveyed to Arthur Collins Hoover, Jr. and Rebecca Jean Hudgens Hoover as tenants by the entirety by deed of record at Book 3398, Page 27, Register of Deeds Office for Davidson County. The said Arthur C. Hoover, Jr. died while still married to Rebecca Jean Hudgens Hoover. Rebecca Jean Hudgens Hoover died without will on June 19, 1991, a single person with no surviving children. Her sole heir was her mother, Virgie Mae Hudgens. Virgie Mae Hudgens died intestate on October 23, 1995, a single person. The grantor herein is one of the heirs of Virgie Mae Hudgens as described with more particularity in the affidavits of heirship filed contemporaneously with the recordation of this deed in the Registers Office for Davidson County, Tennessee Also being the same property conveyed to Grantor herein by Richard Hudgens on June 12, 2002 by Instrument 20020620-0074598 in Registers Office of Davidson County. See also Instruments 20020619-0073918; 200211-5-0135690; 20021105-0135691; 20021105-0135692; 20021105-0135694; 20021105-0135695; 20021105-0135696 all in Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of April, 2003.

Marion Janelle Gervickas

Marion Janelle Gervickas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Marion Janelle Gervickas** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 11th day of April, 2003.

Notary Public

My Commission Expires: _____

BYLTHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of April, 2003.

Notary Public

My Commission Expires: _____

BYLTHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

MAP AND PARCEL NUMBERS: 052-07-0-013.00

ADDRESS NEW OWNER:
921 Neelys Bend Road
Madison, TN 37115

SEND TAX BILLS TO THE SAME ADDRESS