File #200350526

Davidson County DEEDWARR
Recvd: 07/01/03 09:33 2pgs
Fees:13.00 Taxes:481.00

20030701-0090475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taiwo A. Lawal	US Bank	Map 172-8-A
(NAME) 5728 Collinwood Ct.	(NAME) 2230 West County Rd. C	Parcel 123.00 CO
(ADDRESS) Antioch TN 37013	(ADDRESS) Roseville, MN 55113	
(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, **ARNOLD W. PREHEIM, A MARRIED MAN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TAIWO A. LAWAL, AND SPOUSE DIPO F. LAWAL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 123, of the Hunters Branch Subdivision, Section Two-A, as shown by plat appearing of record in Plat Book 6250, Page 819, and amended of record in Book 6815, Page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Arnold W. Preheim by Special Warranty Deed of record in Instrument No. 20030423-0054078, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6601, Page 7; By-Laws of record in Book 6632, Page 429; Charter of Homeowners' Association of record in Book 6632, Page 424, and amended in Book 8923, Page 318; Deed to the Homeowners' Association for Common Areas of record in Book 6612, Page 885, and, any and all matters shown on plat of record in Plat Book 6250, Page 819, and amended of record in Book 6815, Page 77; all in the Register's Office for Davidson County, Tennessee.

Marcelyn Preheim, spouse of Arnold W. Preheim, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 5728 Collinwood Ct., 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES 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 Grantees 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 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 30th day of June, 2003.

Arnold W. Preheim

Marcelyn Preheim

STATE OF Tennessee

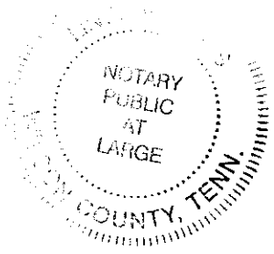
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Arnold W. Preheim, and Marcelyn Preheim who is/are known to me 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.

Witness my hand and official seal, this 30th day of June, 2003.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076