Davidson County DEEDWARR
Recvd: 11/13/03 08:15 2pgs
Fees:13.00 Taxes:403.30

20031113-0165845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2003.

Notary Public

My commission expires

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMM. EXP. 8-25-04

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly Anglin-Nichols	CTX mortgage	**Map 162-13, Parcel 75**
105 Cedarcreek Court	P.O. Box 199113	
Nashville, Tennessee 37211	Dallas, TX 75219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Muyiwa K. Ehinlaiye and wife, Stella Ehinlaiye

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

Kimberly Anglin-Nichols , Married

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 Lot No. 75, on the Plan of Section Two, Cedarwood Estates, of record in Book 4860, page 58, 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 Muyiwa K. Ehinlaiye and wife, Stella Ehinlaiye, by Warranty Deed from Leeann M. Davis, of record in Instrument No. 20010205-0011163, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4860, Page 58, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1963, Page 42, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved (__X__) unimproved (____) property known as 105 Cedarcreek Court, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of October, 2003.

MUYIWA K. EHINLAIYE BY STELLA EHINLAIYE, ATTORNEY-IN-FACT.
Muyiwa Ehinlaiye
By: Stella Ehinlaiye, Attorney-in-Fact

STELLA EHINLAIYE
Stella Ehinlaiye

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Stella Ehinlaiye, the within named sellers, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2003.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/27/05

My Commission Expires: MAR. 27, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Stella Ehinlaiye, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Muyiwa Ehinlaiye and that she is authorized by Muyiwa Ehinlaiye, to execute this instrument on his behalf. See power of attorney in instrument #20031113-0165844

Witness my hand, at office, this 31st day of October, 2003.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/27/05

2005