Return
McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$112,000.00~~ $118,000.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2003.

Notary Public
My commission expires: 1/29/05

DEDRA THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/04/03 13:56 2pgs
Fees:13.00 Taxes:436.60
20031204-0174670

Address of New Owner:	Send Tax Bills to:	Tax Information
John Ekundayo 4121 Pepperwood Drive Antioch TN 37013	New Owner	165-13-A/183.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan S. Kelly and husband, Nolan V. Kelly**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Ekundayo and wife, Mabel Ekundayo**, hereinafter called the Grantees, their successors 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. 405 on the Plan of Peppertree Forest Section 8 P.U.D. of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Joan S. Kelly and husband, Nolan V. Kelly by deed dated 3/5/97 of record in Book 10371, Page 572, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4121 Pepperwood Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of November, 2003.

Joan S. Kelly

Nolan V. Kelly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joan S. Kelly and Nolan V. Kelly, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 13th day of November, 2003.

Notary Public

My Commission expires 1/29/05

