This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

Davidson County DEEDWARR
Recvd: 12/29/03 10:45 2pgs
Fees:13.00 Taxes:263.44
20031229-0183007

ADDRESS NEW OWNER:
Livinus Okafoeze
1907 Brighton Drive
Murfreesboro, TN 37130

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cavalry Banking
114 West College Street
Murfreesboro, TN 37130

MAP 97-9
CTRL MAP
GROUP
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ethelbert O. Nwokochah, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Livinus Okafoeze and wife, Nonye Jennifer Okafoeze,** hereinafter called the "GRANTEE", his 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. 29,** on the **Plan of Hickory Bend Subdivision, Section VII,** according to survey and plat of same appearing of record in Plat Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ethelbert O. Nwokochah by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book, 8671, page 573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **641 Larchwood Drive, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I, **Victoria N. Nwokochah,** hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the wife of the said Ethelbert O. Nwokochah.

WITNESS my hand this the **17th** day of **December, 2003.**

Ethelbert O. Nwokochah

Ethelbert O. Nwokochah

Victoria N. Nwokochah

Victoria N. Nwokochah

By: Ethelbert O. Nwokochah, Attorney-in-Fact

Ethelbert O. Nwokochah, Attorney-in-Fact

STATE OF MARYLAND)
ss:
COUNTY OF Baltimore)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ethelbert O. Nwokochah**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16 day of December, 2003.

NOTARY PUBLIC

LYNNETTE A. P. HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 2006

My Commission Expires: _____

STATE OF MARYLAND }
ss:
COUNTY OF Baltimore }

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Ethelbert O. Nwokochah,** as attorney-in-fact for **Victoria N. Nwokochah,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Victoria N. Nwokochah,** the within named bargainor, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said **Victoria N. Nwokochah,** and recorded simultaneously herewith as Instrument No. 20031229-0183006, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 18 day of December, 2003.

NOTARY PUBLIC

LYNNETTE A. P. HENRY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 2006

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $71,200.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of December, 2003.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
Notary Public At Large
DAVIDSON COUNTY, TN

My Commission Expires: 11/21/2004