STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,500.00.

Subscribed and sworn to before me, this April day of 23, 2004.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 05/17/04 08:49 2pgs
Fees:13.00 Taxes:612.35

20040517-0057235

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kwaku Boachie Henrietta Boachie Kwaku S. Boachie 3601 Seasons Drive Antioch, Tennessee 37013 MAP & PARCEL NO. 150-12-0A/117.00 CO	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ernest A. Golisano (deceased) and wife Joyce G. Golisano,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kwaku Boachie and wife, Henrietta Boachie and son, Kwaku S. Boachie single,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 654 on the Plan of Phase V-A, Somerset, of record in Book 7900, page 399, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ernest A. Golisano and wife, Joyce G. Golisano by Warranty Deed from Phillips Builders, Inc., dated September 30, 1993, and filed of record on October 4, 1993, in Book 9102, page 466, Register's Office for Davidson County, Tennessee. Ernest A. Golisano now being deceased.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2004, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 399; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 8663, PAGE 384, BOOK 7619, PAGE 647, BOOK 7776, PAGE 826, BOOK 7657, PAGE 583, BOOK 7675, PAGE 923, BOOK8201, PAGE 770, BOOK 8708, PAGE 630, BOOK 9036, PAGE

326; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3601 Seasons Drive Antioch, Tennessee 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH 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 IS 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 U SED, T HE S INGULAR N UMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS APRIL DAY OF 23, 2004.

Joyce G. Golisano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 20042, before me personally appeared Joyce G. Golisano, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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