THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/27/04 15:42 2pgs
Fees:13.00 Taxes:562.03
20040527-0062776

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Kwame M. Bonsu	**NEW OWNER**	151-10-A-262
7359 Ole Nottingham Drive		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $151,900.00.

Kwame M Bonsu
Affiant

Subscribed and sworn to before me this 21st day of May, 2004

Darrin Billingsley
Notary Public
My Commission Expires: 11/27/04

DARRIN BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ole South Properties, Inc.** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Kwame M. Bonsu**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Phase 3, Villages of Long Hunter P.U.D. of record in instrument No. 20030707-0093205, Register's Office for said county to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Ole South Properties, Inc. by Quitclaim Deed from Cason Lane Development Partners dated 10/08/03 and filed for record on 10/13/03 in Instrument No. 20031013-0151234 in the Register's Office for Davidson County, Tennessee. Having been a portion of the property conveyed to Cason Lane Development Partners by Deed dated 09/04/02 and filed for record 09/09/02 in Instrument No. 20020909-0109123 said Register's Office.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20030707-0093205, Register's Office for Davidson. HOA Charter of record in Instrument No. 20010531-0056381 said Register's Office. Common area conveyance to HOA of record in Instrument No. 20020531-0056383 said Register's Office. Storm water Detention Agreements of record in Instrument Nos. 20020912-0111084 and 20021009-0123120 Register's Office for said County. Water Main Easements of record in Boo 8197, page 288, Book 8358, page 91 and Book 8358, page 94 said Register's Office. Transmission Line Easements of record in Book 2338, page 466, said Register's Office. TVA Easements of record in Book 4446, page 423 and Book 4535, page 351 Register's Office for said County. Sewer/Storm Drainage Easement of record in Instrument Nos. 20000906-0088271, 2000906-0088272 and 20001030-0107415 said Register's Office. Utility Easement of record in Book 9661, page 919 Register's Office for said County. Reservation for Graveyard and Ingress/Egress Easement in Book 1115,page 302 and Book 1101, page 457, said Register's Office. Restrictive covenants recorded in

Book Inst. No. 20010531-0056382 and Inst. No., Page 20031111-0164945, Davidson County Register's Office.

THIS IS **improved** PROPERTY KNOWN AS 7359 Ole Nottingham Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 21st day of May, 2004

Ole South Properties, Inc.

BY: _____
Roger Case, Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roger Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Vice President of Ole South Properties, Inc. the within named bargainor, and that as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Vice President

Witness my hand and seal, at office in Tennessee, this the 21st day of May, 2004

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NOTARY PUBLIC

My Commission Expires: 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.