WARRANTY DEED

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

G-CBB-04-3432

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,100.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ama Serwaa	Same	
3432 Township Road	(NAME)	150-10-76
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH C. MULL AND WIFE, KELLY A. MULL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMA SERWAA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 272 on the Plan of Towne Village of the Country, Section Three as of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph C. Mull and wife, Kelly A. Mull by Warranty Deed dated November 19, 1998 from Darlene J. Douglas and husband, Kirk L. Douglas of record in Book 11229, Page 142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, pages 268 and 269 and Book 5635, page 545, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3432 Township Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of May, 2004.

Joseph C. Mull by John Thomas attorney-in-fact
Joseph C. Mull by John Thomas,
attorney-in-fact

Kelly A Mull by John Thomas attorney-in-fact
Kelly A. Mull by John Thomas,
attorney-in-fact

Davidson County DEEDWARR
Recvd: 05/28/04 09:10 2pgs
Fees:13.00 Taxes:414.77

20040528-0062872

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Thomas, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joseph C. Mull and Kelly A. Mull and acknowledged that he/she executed the same as the free act and deed of the said Joseph C. Mull and Kelly A. Mull.

Witness my hand and official seal at
Nashville, Tennessee
on this the 21st day of May, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
2012 21st Avenue South
Nashville, TN 37212

615.383.2903

RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138