WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/04 15:09 2pgs
Fees:13.00 Taxes:954.60

20040728-0090524

FILE BOX 45

The actual consideration or value for this transfer is $ 258,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 27th day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 11-26-05

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay St. # 200 Nashville, TN 37201, (615)256-5003 file#04070001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Madubueze Nwozo 5745 Sterling Oaks Drive Brentwood, TN 37027	BanCorp South Bank 104 Continental Pl, Ste.120 Brentwood, TN 37207	172-05-0-B / 65.00CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Madubueze Nwozo, a married man, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **CARLOS BALLESTEROS, an unmarried man**, and, **ROSARIO I. VAN PERNIS and TOM VAN PERNIS, husband and wife,** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MADUBUEZE NWOZO, a married man, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 65 on the Plan of Sterling Oaks, Phase 1, of record in Book 8250, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Amira R. Ballesteros, an unmarried woman and Rosario I. Van Pernis and Tom Van Pernis, wife and husband, by Warranty Deed from Pulte Home Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Book 11650, page 255, Register's Office for Davidson County, Tennessee. Amira R. Ballesteros having since died on May 9, 2002, leaving Carlos Ballesteros as her only heir at law.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:

2004 Property taxes are to be prorated and assumed by the GRANTEES.
Covenants and Restrictions contained in the instrument recorded in Book 1095, Page 547; Bylaws of record in Book 10951, page 547, and amended in Book 11514, page 959; Home Owners' Association Charter of record in Book 10951, page 540; Boundary Plat of record in Book 9700, page 770; Easements to TVA of record in Book 1174, page 37; Book 1205, page 17; and Book 2438, page 276, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 101 Sterling Oaks Court, Brentwood, TN. 37027.

Witness our hands this 26 day of July, 2004.

Carlos Ballesteros

Rosario I. Van Pernis

Tom Van Pernis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Carlos Ballesteros, and Rosario I. Van Pernis and Tom Van Pernis, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: **Carlos Ballesteros, Rosario I. Van Pernis and, Tom Van Pernis**

To: **Madubueze Nwozo** *and wife,* **Cordelia Nwozo**

Property:

5745 Sterling Oaks Drive
Brentwood, TN. 37027

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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Nashville, Tennessee 37201
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.wp901