State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Subscribed and sworn to before me, this 22nd day of July, 2004.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N13427

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 09:10 2pgs
Fees:13.00 Taxes:714.10
20040804-0093230

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Fidelia Aguocha		NAME: Fidelia Aguocha	
STREET ADDRESS: 7108 Calderwood Drive		STREET ADDRESS: 7108 Calderwood Drive	
CITY: Antioch	STATE: Tennessee	CITY: Antioch	STATE: Tennessee
ZIP CODE: 37013		ZIP CODE: 37013	
MAP & PARCEL NO.: 181-03-0-A 143.00 CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Reynard Trea McMillian and Neiki A. Daniels nka Neiki A. McMillian

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Obi Agoucha and wife, Fidelia McFadden Aguocha

Hereinafter called Grantee, his/her 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. 143, on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a compete and accurate description thereof.

BEING the same property conveyed to Reynard Trea McMillian and wife, Neiki A. Daniels, both, unmarried, as joint tenants with right of survivorship by Warranty Deed from Eugene A. Collins, unmarried, dated 12/04/2000, recorded 12/06/2000, as Document No. 20001206-0120322, in the Register's Office ofDavidson County, Tennessee Records.

This is improved property known as 7108 Calderwood Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of July, 2004.

Reynard Trea McMillian by Jerrold Smith, atty in fact
Reynard Trea McMillian *by Jerrold Smith , atty-in-fact*

Neiki A. Daniels nka Neiki A. McMillian by Jerrold Smith atty in fact
Neiki A Daniels *nka Neika A.McMillian by Jerrold Smith , atty-in-fact*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23RD day of JULY, 2004, before me personally appeared JERROLD SMITH, 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 REYNARD TREA MCMILLIAN as his attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said REYNARD TREA MCMILLIAN.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 23RD day of JULY, 2004.

NOTARY PUBLIC
My Commission Expires: 1-27-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23RD day of JULY, 2004, before me personally appeared JERROLD SMITH, 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 NEIKI A. DANIELS NKA NEIKI A. MCMILLIAN as her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said NEIKI A. DANIELS NKA NEIKI A. MCMILLIAN.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 23RD day of JULY, 2004.

NOTARY PUBLIC
My Commission Expires: 1-27-07

WARRANTY DEED