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

Davidson County DEEDWARR
Recvd: 11/10/04 15:19 2pgs
Fees:13.00 Taxes:416.52
20041110-0135701

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Michelle Renner	NEW OWNER	163-13-002
108 Hickory Park Lane		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $112,574.00.

Darris Billingsley
Affiant

Subscribed and sworn to before me this 3rd day of November, 2004

Notary Public
My Commission Expires: 2/17/08

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, **Lolita Maria Nwankwo,unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Michelle Renner**(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. 11 on the plan of Bell Trace, Section one, of record in Plat Book 5210, page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lolita M. Nwankwo by Warranty Deed from Stephen S. Bruninga and wife, Cheryl A. Bruninga dated 02/24/98 and filed for record in Book 10810, page 482 Register's Office for Davidson County, Tennessee, and subsequently, Joe Chinemere Nwankwo Quitclaimed all his marital interest to Lolita Maria Nwankwo on 10/07/2002 filed for record in Instrument No. 20021008-0122239 said Register's Office. Lolita Maria Nwankwo and Lolita M. Nwankwo being one and the same person.

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 Book 5210, page 36 Register's Office for Davidson County. Restrictive covenants recorded in Book 5323, page 770; Book 5324, page 214; Book 5320, page 20, and Book 5370, page 114, Davidson County Registers Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 108 Hickory Park Lane, 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 3rd day of November, 2004

Lolita Maria Nwankwo

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Lolita Maria Nwankwo and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 3rd day of November, 2004.

Notary Public

My Commission Expires: 2/17/08

(SEAL)

C. LEIGH WIGGINTON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN