McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

THIS INDENTURE, is made and entered as of the **24th** day of **November, 2004** by and between **D. B. Fuller, Jr., unmarried** , party of the first part, and **A. Moren Adenubi,** unmarried , party of the second part.

WITNESSETH: That for and in consideration of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the **County of Davidson, State of Tennessee:**

Lot No. 63 on the Plan of Harbour Town Village, Section 1, of record in Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Party of the first part received his/her equitable interest in the above described property by Deed of record under Instrument No. 20041122-0140017*, Register's Office of Davidson County, Tennessee. *and as rerecorded in Instrument No. 20041207-0145832, RODCT.

The conveyance herein made is subject to restrictions of record in Book 4806, Page 87, as well as 2005 Davidson County taxes, not yet due and payable, which party of the second part herein assumes and agrees to pay.

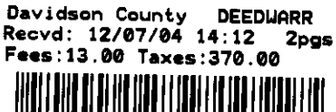
Title to the above-described property is vested in the sole name of D. B. Fuller, Jr. Kimberly M. Fuller, former spouse of the said D. B. Fuller, Jr., for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, his/her heirs and assigns, all rights, claims and interest of evey kind, character, and desciption whatsoever which she may now have or hereafter may acquire, but said Kimberly M. Fuller does not join in the covenants and warranties of this indenture.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate, that he/she has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written.

Davidson County DEEDWARR
Recvd: 12/07/04 14:12 2pgs
Fees:13.00 Taxes:370.00



20041207-0145833

D. B. Fuller, Jr.

Kimberly M. Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **D. B. Fuller, Jr. and Kimberly M. Fuller,** the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this **24th** day of **November, 2004.**

Notary Public

My commission expires: 3/24/08

Property Address: 3032 Runabout Drive, Nashville, Tennessee 37217
Tax Parcel ID No. MAP 136-15, Parcel 30

Property Owner:
A. Moren Adenubi
3032 Runabout Drive
Nashville, Tennessee 37217

Mail Tax Bills:

New Owner

I, or we, hereby swear or affirm that to the best of affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of November, 2004.

Notary Public

My commission expires: 3/24/08

Instrument prepared by & return to:
WILLIAM T. MAXWELL, JR.
Attorney at Law
1669 Kirby Parkway, Suite 100
Memphis, Tennessee 38120