Davidson County DEEDWARR
Recvd: 03/07/05 09:56 2 pgs
Fees:13.00 Taxes:506.53

20050307-0024637

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP43694

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **24TH DAY OF FEBRUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Blessing Adebisi et vir **1017 Aldersgate Road** **Antioch, TN 37013**	Worthington Mortgage 4040 Balmoral Drive Huntsville AL 35801	**149-2B-128** **2DX 7848**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, Gerd Warnatzsch and wife, Claudia Warnatzsch**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blessing Adebisi and husband, Samuel Adebisi**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gerd Warnatzsch, unmarried, by deed from Raymond H. Johnson and wife, Peggy D. Johnson, of record in Instrument Number 20010815-0088136, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument Number 20050307-0024636 **, Register's Office for Davidson County, Tennessee.**

This property is improved known as 1017 Aldersgate Road, Antioch, Tennessee 37013

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, and 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; 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 GRANTEES, 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 OUR HANDS THIS 24th DAY OF FEBRUARY, 2005.

Gerd Warnatzsch by Claudia Warnatzsch Attorney in fact

GERD WARNATZSCH
By: Claudia Warnatzsch, Attorney-in-Fact

CLAUDIA WARNATZSCH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CLAUDIA WARNATZSCH, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 24th day of February, 2005, before me personally appeared CLAUDIA WARNATZSCH, to me known to be the person who executed the foregoing instrument in behalf of GERD WARNATZSCH, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said GERD WARNATZSCH, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006