WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/05 15:02 2 pg
Fees:13.00 Taxes:621.23

20050316-0029087

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,900.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2005

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Osas Igori	New Owner	135-14-0-A-56.00 CO
1204 Orchard Mountain Court		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sean T. Asberry**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Osas Igori**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Pinnacle Point Subdivision, Phase 2, of record in Plat Book 6900, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sean T. Asberry, by deed from Jackie N. Lack and Mary L. Lack, on July 15, 2004, of record in Instrument Number 20040903-0106957, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 140, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7067, page 739; and Book 10097, page 390; and Book 7032, page 733; and Instrument Number 20010504-0046048; and Instrument Number 20010504-0046047, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1204 Orchard Mountain Court, Antioch, TN 37013**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2005.

Sean T. Asberry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sean T. Asberry** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2005

My commission expires 9-22-07

Notary Public

