WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2005.

Notary Public

My commission expires: 07/06/08

(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to.
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5883 Fax: (615) 883-75

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leonardo Garrett	**SAME**	081-15-245.00
1523 16th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nneka Ikejiani, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonardo Garrett, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly one half of Lot Number 335 in McGavock and Wetmore's Second Addition to Nashville, called the addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, of the Register's Office of Davidson County, Tennessee.

Said southerly one half of Lot Number 335 Fronts Fifty (50) feet on the westerly side of 16th Avenue North, Formerly Hendershott Street, and runs back between parallel line one hundred seventy (170) feet more or less, to an alley.

Being the same property conveyed to Nneka Ikejiani, by Deed from Bank of New York, Cwabs Inc., Asset-Backed Certificate Series 1999-T22, Grantor by its duly Authorized Servicing, Officer Countrywide Home Loans Inc., dated 09/17/2004, of record in Instrument No. 200409290117001, Register's Office for Davidson County, TN.

This is improved (_x___) Unimproved (____) property, known as **1523 16th Avenue North, Nashville, TN 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **24th** day of **March, 2005.**

Nneka Ikejiani

Nneka Ikejiani

Davidson County DEEDWARR
Recvd: 03/28/05 15:09 2 pgs
Fees:13.00 Taxes:351.50

20050328-0032959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Nneka Ikejiani,** the within named seller, 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 **March, 2005.**

Notary Public

My Commission Expires:_____

