Return to: Smith Howard, PLLC
846 Conference Dr Ste 4
Goodlettsville, TN 37072

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this ____ day of March 2005.

Notary Public
My commission Expires: 10/15/06

Davidson County DEEDWARR
Recvd: 04/12/05 11:17 2 pg
Fees:13.00 Taxes:736.30

20050412-0040305

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael R. Renee 1244 Brentwood Highlands Drive Nashville, TN 37211-0000	SAME	172-04-0-A/59.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emmanuel J. Ndamukong and wife, Anthonia Ndamukong**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael R. Renee,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 14 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emmanuel J. Ndamukong and wife, Anthonia Ndamukong, by deed from John L. & Dixie W. Platt Family Trust UAD March 1990 and Richard L. Platt and wife, Kara Platt, of record in Instrument No. 20031210-0177335 and corrected by Scrivener's Affidavit of record in Instrument No. 20031210-0177336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11356, Page 815 and amended in Instrument No. 20021121-0144877, and in any allied instrument(s) referred to in said restrictions. 4) Bylaws for Brentwood Highlands Homeowners Association, of record in Instrument No. 20000209-0013331.

This property is improved property known as 1244 Brentwood Highlands Drive, Nashville, Tennessee 37211-0000.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee, his 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 hand this 31ST day of March, 2005.

Emmanuel J. Ndamukong

Anthonia Ndamukong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmanuel J. Ndamukong and Anthonia Ndamukong, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2005.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: T00107