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EQUITY SEARCH, INC.
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Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/02/05 10:21 2 pgs
Fees:13.00 Taxes:148.00
20050502-0048344

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **29th** day of **April, 2005** between **BOBBY BAILEY, a married man,** ,GRANTOR, and **ENOGHAYIN O. EBIZUGBE ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being Lot No. 2 and part of Hambrick Street (abandoned) of the Hambrick Subdivision of part of E. Harding lower tract, not of record, described according to a survey made by Harvey Gee, Surveyor, January 18, 1951, as follows:

Beginning on the northerly margin of Alameda Street 276.5 feet east of the easterly margin of 24th Avenue North; thence north 13 degrees 49 minutes west 170 feet; thence north 76 degrees 11 minutes east 45 feet; thence south 13 degrees 49 minutes east 170 feet to the northerly margin of Alameda Street; thence with the northerly margin of said Alameda Street, south 76 degrees 11 minutes west 45 feet to the beginning.

Being the same property conveyed to Bobby Bailey, a married man, by Warranty Deed from Moreland Scales, a married man, joined by his wife, Rosalin M. Scales, of record in Book 9600, Page 790, filed for record on February 22, 1995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, setback lines, right of ways, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **April, 2005.**

Bobby Bailey
BOBBY BAILEY

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBY BAILEY, the bargainor(s) 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 and official seal this 29th day of April, 2005.

Gail Marshall
NOTARY PUBLIC

Gail Marshall Notary Public At Large Davidson County, Tennesse

MY COMMISSION EXPIRES:

My Commission Expires March 25, 2006

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $40000

Affiant

Subscribed and sworn before me this 29th day of April, 2005.

Gail Marshall
NOTARY PUBLIC

Gail Marshall Notary Public At Large Davidson County, Tennesse

My Commission Expires March 25, 2006

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
ENOGHAYIN O. EBIZUGBE
2611 OLD BUENA VISTA PIKE
NASHVILLE, TN 37218

Send Tax Bills to:
SAME

Map & Parcel Number:

092-03-0/101.00