Davidson County DEEDWARR
Recvd: 05/26/05 13:11 2 pgs
Fees:13.00 Taxes:464.35

20050526-0059629

WARRANTY DEED

13.00
464.35
477.35

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 3/15/08
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Ukwu	Southeastern Financial	MAP 043-01
(NAME)	(NAME)	
752 Shandale Drive	1300 McFarland Blvd NE Ste 100	GROUP A
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Tuscaloosa, AL 35406	PARCEL 014.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Alvin Hines and wife, Donzella Hines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Ukwu and husband, Edwin Ukwu

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:

LAND in Davidson County, Tennessee, Being Lot No. 60 on the Plan of Revised Final Plat for Section 4, Shannon Place Subdivision, of record in Instrument No. 20010502-0044879 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Alvin Hines by Warranty Deed from Larry Powell Builders, Inc., dated December 16, 2002, of record by Instrument No. 20021219-0156727 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Donzella Hines joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Alvin Hines.

Alvin Hines executes this Instrument as Attorney In Fact on behalf of Donzella Hines pursuant to a Specific Power of Attorney of record at Instruemnt No._____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 752 Shandale Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 20th day of May, 2005

Alvin Hines

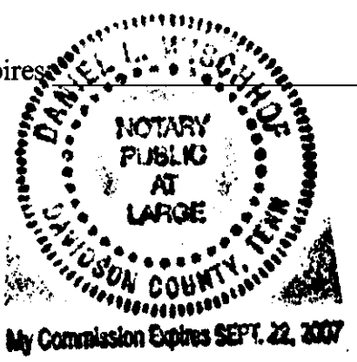
Alvin Hines
Donzella Hines
By: Donzella Hines by Alvin Hines
Alvin Hines, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2005, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **Alvin Hines,** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Donzella Hines,** as his attorney in fact, being authorized to do so, and acknowledged that she executed the same as the free act and deed of the said **Donzella Hines.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th, day of May 2005.

Commission Expires: _____



_____
Notary Public

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 **Alvin Hines**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of May, 2005.

Commission Expires: _____

_____
Notary Public

