Davidson County DEEDWARR
Recvd: 07/25/05 13:44 2 pgs
Fees:13.00 Taxes:777.00

20050725-0086158

Elite Title Company **109 West Park Drive** **Suite 350** **Brentwood, TN 37027**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210000.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 15th day of July, 2005.
G-CBB-05-609	Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY	
RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	My Commission Expires Nov. 25, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samson Seyfou	Same	
609 Bell Ridge Trace (ADDRESS)	(NAME) (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	149-16-22

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARRELL LYNN TAYLOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMSON SEYFOU AND WIFE, SELAM MEIKE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 22, BELLWOOD ESTATES, SECTION ONE, as shown on plat of record in Plat Book 5200, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darrell Lynn Taylor by Warranty Deed from Old Hickory Development Company, Inc., recorded on the 17th day of June, 1985 in Deed Book 6583, Page 370, in the Register's Office of Davidson County, Tennessee.

This property is subject to any and all exsiting easements and restrictions as shown of record including those listed in Plat Book 5200, page 172; Book 5453, page 706; Book 5517, page 299; Book 5517, page 304 and Book 6883, page 678, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 609 Bell Ridge Trace, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of July, 2005.

Darrell Lynn Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Lynn Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903