This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050500

Davidson County DEEDWARR
Recvd: 08/04/05 14:37 2 pgs
Fees:13.00 Taxes:662.30
20050804-0091945

Send Tax Bills To:
GMAC Mortgage Corp.
100 Witmer Road
Horsham, PA. 19044-0963

New Owner is:
Jerome and Helen Nnanwude
5149 Singing Hills Drive
Antioch, TN 37013

MAP: 176-01-O-A
PARCEL: 88.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William G. Wise , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jerome Nnanwude and wife, Helen Nnanwude**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William G. Wise, unmarried by Warranty Deed from Classic Homes BOS, LP dated October 31, 2001, recorded November 5, 2001, in Instrument No. 200111050120914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Instrument No. 200104120036163, said Register's Office; Restrictive covenants of record in Instrument No. 200108140087812, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of July, 2005.

GRANTOR:

William G. Wise

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William G. Wise , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of July, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 19, 2008

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of July, 2005

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

NOTARY PUBLIC

My commission expires:

March 21, 2009