ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Charles Iguobadia
406 Derrick Court
Nashville, Tennessee 37013

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP 148-6
GROUP
PARCEL 142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Thomas Sinclair hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Charles Iguobadia, hereinafter called the "GRANTEE", his 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. 13A on the Plan of the Zone Lot Division, Lots 9-13, Section Two, Bakertown Gardens, of record in Plat Book 6250, page 407, amending Plat Book 6250, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John Thomas Sinclair, married by deed from Secretary of Housing and Urban Development of record in Instrument # 20050411-0039944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 406 Derrick Court, Nashville, Tennessee 37013.

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, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

Davidson County DEEDWARR
Recvd: 09/30/05 10:39 2 pgs
Fees:13.00 Taxes:259.00
20050930-0117629

WITNESS my hand this the ~~16th~~ 21st day of September, 2005.

John Thomas Sinclair by Rebecca T. Garland

John Thomas Sinclair By Rebecca T. Garland, as attorney in fact

Amanda Sinclair by Rebecca T. Garland as atty

Amanda Sinclair by Rebecca T. Garland as attorney in fact

Amanda Sinclair joins in this conveyance to convey and interest she may have by verture of her marriage to Grantor herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Rebecca T. Garland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)and who acknowledged that she is the attorney in fact for John Thomas Sinclair and wife Amanda Sinclair, that as such attorney in fact she executed the within Warranty Deed by signing the names of John Thomas Sinclair and Amanda Sinclair for the purposes therein contained.

WITNESS my hand and official seal this 21st day of September, 2005.

T. Francene Kavin

NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$70,000.00~~.

AFFIANT

Subscribed and sworn to before me on this _____ day of September, 2005.

Denise T. Tignor

NOTARY PUBLIC

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 07-06-08