WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/05 13:38 2 pgs
Fees:13.00 Taxes:1405.00
20051007-0121561

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Anietie Ufot**
Address **1304 Wexford Downs Lane**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Tamelar R. Readus and Flavel Readus, Husband and Wife ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Anietie Ufot and Veronica Ufot, Husband and Wife, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, Being lot No. 82 on the Plan of Section Three, Wexford Downs, of record in Instrument Number 20000810-0079246, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Tamelar R. Readus and Flavel Readus, Husband and Wife, by Warranty Deed from Beazer Homes Corporation, DBA Phillips Builders, dated August 2, 2004, recorded August 12, 2004, of record in Instrument Number 20040812-0097677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 172-14-O-A-153-CO

This is improved property known as: 1304 Wexford Downs Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **28th** day of **September, 2005.**

Tamelar R. Readus

Flavel Readus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **the undersigned**, a Notary Public in and for said County and State, **Tamelar R. Readus and Flavel Readus** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **28th** day of **September, 2005.**

Commission expires

C. M. CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Notary Public

SWS Vision Form SDD01TN Rev. 07/08/05

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$380,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2005.

My commission expires:

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009