Davidson County DEEDWARR
Recvd: 12/07/05 11:55 2 pgs
Fees:13.00 Taxes:402.93

20051207-0147281

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 108900.00

George E Mensah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF November, 2005

Malcolm H. Butler
Notary Public

MY COMMISSION EXPIRES: May 23, 2009
(Affix Seal)

MALCOLM H. BUTLER NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED WITHOUT SURVEY OR TITLE EXAM BY:
John Medina, Kenney and Solomon, P.C., 3675 Crestwood Parkway, Suite 300, Duluth, GA 30096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carolyn Tyree and James Tyree	Carolyn Tyree and James Tyree	**050-14-270**
3226 Moorewood Drive	3226 Moorewood Drive	
Nashville, TN 37207	Nashville, TN 37207	

05CR 10737

FOR AND CONSIDERATION OF THE SUM OF ~~TEN DOLLARS~~ 108900.00, CASH INHAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George E. Mensah and Rachael Mensah, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn Tyree and James Tyree, wife and husband,** as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE, IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 226 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, as amended in book 3281 page 534, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to George E. Mensah, by Warranty Deed from Bertha M. Larkin, dated 2-29-96 and recorded 3-4-96 in Book 9965, page 485, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3249, page 345, as amended in book 3309 page 615 in the Register's Office of Davidson County, Tennessee.

This property known as: 3226 Moorewood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract of 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 convenant 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 of the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of November, 2005.

George E. Mensah
George E. Mensah

STATE OF ~~MICHIGAN~~ Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **George E. Mensah, a married man**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Nashville, ~~Michigan~~ Tennessee, this the 21 day of November, 2005.

Malcolm H. Butler
NOTARY PUBLIC

My Commission Expires: May 23, 2009

mail to:
Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
2847139-01

Warranty Deed

Witness _____ hand_____ this _____day of _____, 2005.

Rachael Mensah

~~Rachael~~ Mensah

Am Rachel

STATE OF MARYLAND
COUNTY OF CHARLES

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **~~Rachael~~ Mensah, a married woman**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence). Rachel Jam

Witness my hand and official seal at the office in Accokeek, MARYLAND, this the 21st day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 3/28/2007

Denise C. McHale
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires 3/28/07

U28447139-01CA02
WARRANTY DEED
LOAN# 90207686
US Recordings