WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Charles Osaro Iguobadia
AFFIANT

Davidson County DEEDWARR
Recvd: 01/20/06 11:17 3 pgs
Fees:18.00 Taxes:277.50
20060120-0007748

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 18 DAY OF JANUARY, 2006.

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/25/2008

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Charles Osaro Iguobadia	**New Owner**	**148.07-189.00**
404 Derrick Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julian W. Adkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Charles Osaro Iguobadia, single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 6250, page 407, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Easements of record in Book 2154, page 587, said Register's Office.

All Restrictions of record in Book 6367, page 924, said Register's Office.

All Joint Driveway Easement of record in Book 7056, page 349, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **404 Derrick Court**
Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do not 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 covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of **January, 2006.**

Julian W. Adkins

Julian W. Adkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julian W. Adkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 18 day of **January, 2006.**

J. Kaye Clark
Notary Public

My Commission Expires: 10/25/2008

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, Being Lot No. 13B on the Plan of Bakertown Gardens, Section 11, of record in Plat Book 6250, Page 407, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julian W. Adkins by Warranty Deed from Robert E. Sparkman dated November 26, 1997 and filed for record December 1, 1997 in Book 10702 page 177, Register's Office for Davidson County, Tennessee.