Davidson County DEEDWARR
Recvd: 01/30/06 14:07 4 pgs
Fees:22.00 Taxes:0.00

20060130-0011409

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00001734

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 3784, page(s) 805, recorded in this office as a DEED from PANZARELLA MICHAEL A to OSHIN ABIMBOLA.

Witness the Official Signature and Seal this 26th day of January 2006.

Sadie Wade, Register

Deputy Register



BK/PG:3784/805-807
05061843

DEED	
12/28/2005	09:20 AM
BATCH	62588
MTG TAX	0.00
TRN TAX	1113.70
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1131.70

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1044936**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Nineteenth day of December, 2005,** by and between **Michael A. Panzarella, an unmarried man,** parties of the first part, and **Abimbola Oshin and wife,** Olubunmi Oshin, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF STERLING OAKS, PHASE II OF RECORD IN PLAT BOOK 11190, PAGE 141 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Source: 20020625-0076393

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **172-5B-95.00 CO**

X Improved OR
Unimproved property located at: **5829 Sterling Oaks Drive, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael A. Panzarella

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael A. Panzarella, an unmarried man** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this ~~Nineteenth~~ Sixteenth **day of December, 2005.**

Notary Public

My Commission Expires: 3/10/07

Notary Public At Large Williamson County, Tennessee

****

Owner's Name: **Abimbola Oshin and wife,**
Olubunmi Oshin

and Address: **5829 Sterling Oaks Drive**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans,
Incororated
3011 Armory Drive Suite 120
Nashville, TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$301,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixteenth day of December, 2005.**

Notary Public

My Commission Expires: 3/10/07