file Box 14 A
File # 19477-4

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 02/01/06 08:23 2 pgs
Fees:13.00 Taxes:860.25

20060201-0012240

15-0601-150625

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $232,500.00

Affiant

Subscribed and sworn to before me, this 27 day of January, 2006.

Notary Public
My commission expires: 5/23/09

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dramane Konate and Esteler Nju 1417 Stoner Ridge Hermitage TN 37076	Option One Mortgage Corp. P.O. Box 92103 Los Angeles, CA 90009-2103	75-11-O-A-093

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark A. Ned and wife, Hilda P. Ned**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dramane Konate and Esteler Nju**, hereinafter called the Grantees, their successors 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. 93, on the Plan of Phase Three, Heritage Meadows, of record in Book 9700, Page 984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Ned and wife, Hilda P. Ned by deed from Frank Batson Homes, Inc., dated December 20, 2002, of record in Instrument No. 20021226-0158488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1417 Stoner Ridge, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of January, 2006.

Mark A. Ned

Hilda P. Ned

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Ned and Hilda P. Ned, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 26 day of January, 2006.

Notary Public
State of ~~Tennessee at Large~~ Missouri

My Commission expires 4-8-2009

"NOTARY SEAL"
Ava L. Love , Notary Public
St. Louis County, State of Missouri
My Commission Expires 4/8/2009
Commission Number 05476380

