RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/13/06 11:29 2 pgs
Fees:13.00 Taxes:466.20
20060313-0028587

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060080

Send Tax Bills To:
NEW OWNER

New Owner is:
Dagoberto and Ada Trigueros
4044 Scotwood Drive
Nashville, TN 37211

MAP: 134-09
PARCEL: 69.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Matthias O. Bamgbose and **Modupe Bamgbose, as Tenants by the Entireties with rights of survivorship**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dagoberto Trigueros and wife, Ada Leticia Trigueros**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Woodland Hills, Phase One, as of record in Plat Book 6900, pages 666, 667, 668 and 669 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthias O. Bamgbose and Modupe Bamgbose, as tenants by the entireties with rights of survivorship from Matthias O. Bamgbose by Quitclaim Deed dated July 26, 2002 and recorded August 2, 2002 in Instrument No. 20020802-0092978, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Matthias O. Bamgbose is signing this Deed to convey any and all of his interest.

This is improved property known as 4044 Scotwood Drive, Nashville, TN 37211.

_____ Sellers Ints. MOB

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of February, 2006.

GRANTOR:

Modupe Bamgbose

Matthias O. Bamgbose

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Modupe Bamgbose and Matthias O. Bamgbose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of February, 2006.

Notary Public

My Commission Expires November 14, 2009

My Commission Expires:_____

PRISCILLA PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamso)

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of FEBRUARY, 2006

NOTARY PUBLIC

My commission expires: 6-6-06

NOTARY PUBLIC AT LARGE