# WARRANTY DEED

AT-20060047

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of March, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**330 MALLORY STATION RD, A-1**
**FRANKLIN, TN 37067**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Melinda Taggart | First Horizon Home Loans | 081-07-0 483.00 |
| 1908 10th Avenue North | 1555 W. Walnut Hill Lane, Suite 200 | |
| Nashville, TN 37208 | Irving, TX 75038 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nneka Ikejiani, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Melinda Taggart, a single person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit; Being Lot No. 22 on the Plan of Subdivision of Lot No. 2 of the Thomas Woodard Property, as of record in Plat Book 2, page 104, Chancery Court at Nashville.

Said Lot No. 22 fronts 50 feet on the easterly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 70 feet to an alley.

Being the same property conveyed to Nneka Ikejiani from Anthony Schumann, married by Warranty Deed dated May 16, 2005 and recorded May 18, 2005 in Instrument #20050518-0056262, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
**This is ( X ) improved property know as** 1908 10th Avenue North, Nashville, TN 37208.

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 15th day of March, 2006

Nneka Ikejiani

Nneka Ikejiani

Davidson County DEEDWARR
Recvd: 03/22/06 12:39 1 pg
Fees:13.00 Taxes:388.50

20060322-0032734

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Nneka Ikejiani , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of March, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY