WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 15:02 2 pgs
Fees:13.00 Taxes:795.13

20060502-0050625

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$214,900.00.**

Steve Ndabambalire
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2006.

Notary Public

My commission expires: 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

19668-3

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steve Ndabambalire	**Bank of America, N.A.**	**Map 172-04-0-A, Parcel 116CO**
309 Splitwood Court	**9000 Southside Boulevard**	
Nashville, TN 37211	**Jacksonville, FL 32256**	

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,

Robert G. Cox and Clarissa A. Cox, husband and wife

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

Steve Ndabambalire and Lyse Kaneza Ndabambalire, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 38, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert G. Cox and Clarissa A. Cox, husband and wife, by Deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record in Instrument No. 20020301-0026162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Easements, Covenants, Conditions and Restrictions, of record in Book 11356, Page 815, and as amended in Book 11629, Page 906, Instrument No. 20020722-0087704 and Instrument No. 20021121-0144877, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **309 Splitwood Court, Nashville, TN 37211**

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 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 forever 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/our hand(s) this **27th** day of **April, 2006.**

Robert G. Cox

Clarissa A. Cox

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert G. Cox and Clarissa A. Cox, husband and wife,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2006.**

Notary Public



My Commission Expires: 3/22/09