STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $128,750.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2006.

Notary Public

My commission expires:

(Notary Stamp) My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/19/06 09:28 2 pgs
Fees:13.00 Taxes:476.38
20060519-0058834

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James T. Lafalette	**New Owner**	**Map 150-1, Parcel 16**
473 Rural Hill Dr.		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Emeka R. Nnadi, Sr., and wife, Nkechi Nnadi

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

James T. Lafalette, unmarried

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. 215 on the Plan of Edge-O-Lakes Estates, Section One, of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emeka Nnadi et ux, Eula Nnadi, by Warranty Deed, from Mangal Patel and wife, Kanchan Patel, Dated March 7, 1986, of record in Book 6869, page 252, Register's Office for Davidson County, Tennessee. Said property was vested in Emeka R. Nnadi, Sr., by Circuit Court Clerk's Deed of Richard R. Rooker, Circuit Court Clerk at Nashville, for Davidson County, Tennessee, of record in Book 10901, page 656, Register's Office for Davison County, Tennessee. Emeka R. Nnadi, Sr., conveyed said property by Quitclaim Deed, to Emeka R. Nnadi, Sr. and wife, Nkechi Nnadi, of record in Book 11411, page 332, Dated March 26, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, page 43, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3679, page 279, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 473 Rural Hill Dr., Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 15th day of May, 2006.

X _____
Emeka R. Nnadi, Sr.

X _____
Nkechi Nnadi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Emeka R. Nnadi, Sr., and wife, Nkechi Nnadi, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2006.

_____
Notary Public

R. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **06220-SH**
RECORD & RETURN TO:

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