THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02880

Davidson County DEEDWARR
Recvd: 06/13/06 08:46 2 pgs
Fees:13.00 Taxes:320.98
20060613-0069959

First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Property Address:
1720 Knowles Street, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Larry L. Lockridge, and Martha Lockridge**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Sweden Kwenda, and Esinath Chihombori, husband and wife,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 35 in the Bransford Realty Company's Resubdivision of part of Manlove's Addition, a plan of which is of record in Book 421, Page 53 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 35 feet on the north side of Knowles Street formerly Thompson Street, as widened and extended back northerly between parallel lines 138 feet more or less to an alley in the rear.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Tracy N. McCarley, dated January 9, 2001, and recorded January 11, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 20010111000344S.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 28th day of April, 2006.

Larry L Lockridge {Seal}

Martha Lockridge {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 28th day of April, 2006, before me, the undersigned officer, personally appeared Larry L. Lockridge and Martha Lockridge, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-9-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $86,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28th of April, 2006.

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-15-08

Name of Owner and Property Address:
Sweden Kwenda
1720 Knowles St
Nashville, TN 37206

Person Or Entity Responsible For Payment Of Taxes:
Sweden Kwenda
1720 Knowles St
Nashville, TN 37206

Tax Parcel ID#: 081-51-0-322.00