BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RYAN A. RAFOTH
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 $127,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2006.

Notary Public

My commission expires: 7-19-08

**THIS INSTRUMENT WAS PREPARED BY**
**Ryan A. Rafoth**
**Windmill Title, LLC**
**201 Seaboard Ln, Ste. 102**
**Franklin, Tennessee 37067**
**(615) 771-3730**

Davidson County DEEDWARR
Recvd: 06/19/06 08:56 2 pg:
Fees:13.00 Taxes:469.90
20060619-0072353

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Bukola Elegbeleye** | GMAC Mtg. Corp. | **135-12-0E-022.00 CO** |
| **2514 Nashboro Blvd** | P.O. Box 5697608 | |
| **Nashville, TN 37217** | Dallas, TX 75356 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**James F. Austin**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Bukola Elegbeleye** , unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot #281, as shown on the Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21, of record in Book 4660, page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James F. Austin by Trustee's Deed from Asron L. Squyers, as Successor Trustee and Karyn Tierney, as Co-Trustee dated December 03, 2005 and recorded June 07, 2006 in Instrument No. 20060607-0067234, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 4827, page 14; Book 11703, page 520; Instrument Numbers 20010322-0017768 and 20031118-0168332; HOA Charter of record in Book 11703, page 327; Subject to Memorandum of Lease of record in Book 10690, page 327; Conveyance of common area of record in Instrument No. 20020507-0056329; Agreements of record in Instrument No. 20020507-0056329; By-Laws of record in Book 11703, page 560; Instrument No. 20031118-0168332; Easements of record in Book 8870, page 887; Book 4660, page 932; Instrument No. 20001012-0101575; Book 4868, page 74; Book 4815, page 425; Instrument No. 2000314-0014179; Instrument No. 20020815-0098780; Book 10110, page 860; Book 4460, page 149-151; Instrument No. 2000010120101575, and all matters of record on plat in Plat Book 4660, page 159 and Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 2514 Nashboro Blvd, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF THE 14th day of June, 2006:

James F. Austin

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE** )
)
**COUNTY OF Davidson** )

**ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, James F. Austin, the within named Grantor(s), 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 14th day of June, 2006.

Notary Public

My Commission Expires: 7-19-08

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**STATE OF TENNESSEE** )
)
**COUNTY OF Davidson** )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this 14th day of June, 2006.

Notary Public

My Commission Expires:_____

20061072R