RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/06 14:18 2 pgs
Fees:13.00 Taxes:407.00

20060620-0073669

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of June, 2006

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 30, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malisa N. Onyebuagu **2712 Pine Ridge Drive** **Nashville, TN 37207**	**New Owner**	**60-11-A-56.00**

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,

Venikkia N. Branch and husband, Ronald Cunningham

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

Malisa N. Onyebuagu, 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:

Property located at: 2712 Pine Ridge Road, Davidson County, Nashville, TN 37207 commonly known as 501 Longleaf Court, Davidson County, Nashville, TN 37207 AND:

LAND in Davidson County, Tennessee, BEING Lot No. 62 on the Plat of Pine Ridge, Section 4, of record in Plat Book 9700, Page 178, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Venikkia N. Branch, unmarried on 11/30/04, by deed from T&T Building Contractors, LLC and filed for record on 12/03/04 in Instrument No. 200412030144107, said Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to T&T Building Contractors, LLC by deed from Matt Ward of record on 09/26/03 in Instrument No. 20030926-0142754, Register's Office for Davidson County, Tennessee.

Ronald Cunningham, husband of Venikkia N. Branch, joins in this Warranty Deed only for the purpose of conveying such marital interest, if any, that he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **2712 Pine Ridge Drive, Nashville, TN 37207**
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 our hands this 15th day of June, 2006.

Venikkia N. Branch

Venikkia N. Branch

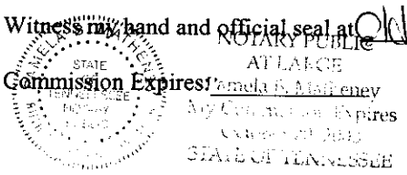
Ronald Cunningham

Ronald Cunningham

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 **Venikkia N. Branch and Ronald Cunningham** the bargainor(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 and official seal at Old Hickory, Tennessee, this 15th day of June, 2006.



Commission Expires: Pamela N. Mahoney
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of June, 2006.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of June, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of June, 2006.

My commission expires:_____ _____
Notary Public