RETURN TO.

**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

**Prepared by & Return To:** N14738
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2006.

Notary Public
Commission Exp: 1-27-07

Davidson County DEEDWARR
Recvd: 06/29/06 10:02 2 pgs
Fees:13.00 Taxes:506.90
20060629-0077836

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

| **ADDRESS NEW OWNERS:** | **SEND TAX BILLS TO:** | **MAP-PARCEL** |
|---|---|---|
| **Maria A. Egbuji** | ~~SAME~~ **American Home Mtg.** | **Map 050-06-0** |
| **3724 Ridgetop Drive** | **PO Box 100504** | **Parcel 090.00** |
| **Nashville, TN 37207** | **Florence, SC 29501-0504** | |

## WARRANTY DEED

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, I/WE Yolanda D. Braden, unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria A. Egbuji, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN HAMILTON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 45 on the Plan of Northbrook Subdivision, Phase 1, as of record in Plat Book 6900, page 859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yolanda D. Braden, unmarried, by Warranty Deed from Mohammed Hajjafar, dated 11/13/98 and filed for record in Book 11208, page 18, Register's Office for said County.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record in Book 10373, page 339, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

This is improved property known as 3724 Ridgetop 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, Except for exceptions number 4 and 5 listed above; 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 June, 2006.

Yolanda D. Braden

Yolanda D. Braden, unmarried

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yolanda D. Braden, unmarried, 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 Nashville, Tennessee, this 27 day of June, 2006.

Jacqueline G Brown

Notary Public

Commission Expires: 1-27-07

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE