Davidson County DEEDWARR
Recvd: 07/13/06 12:18 2 pgs
Fees:13.00 Taxes:320.98
20060713-0084572

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. R02879

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

Property Address:
1716 Knowles Street, Nashville, TN 37208 ---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, as 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 the westerly 35 feet of Lot 34 in the Bransford Realty Company's Resubdivision of part of Manlove Addition recorded in Book 421, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry L. Lockridge and wife, Martha S. Lockridge by Warranty Deed, from Tracy Neal McCarley, unmarried, dated 01/18/01, recorded 1/23/01, as Document No. 200101230006849, Davidson County, Tennessee.

Being further conveyed to Sweden Kwenda, and wife, by Warranty Deed from Larry L. Lockridge and wife, Martha S. Lockridge, dated April 28, 2006 and recorded _____, at Instrument No. _____ Davidson County, Tennessee.

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 Neal McCarley, unmarried, dated January 18, 2001, and recorded January 23, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200101230006849.

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.

Notary Public

My Commission expires: 7-9-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

Notary Public

My Commission expires: 7-9-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Sweden Kwenda
1916 Knowles St. Nashville, TN 37208

Person Or Entity Responsible For Payment Of Taxes:
Sweden Kwenda
1916 Knowles St
Nashville, TN 37208

Tax Parcel ID#: 081-15-0-323.00