# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of August, 2006

Notary Public

MY COMMISSION EXPIRES: **My Commission Exp. Jan. 26, 2008**
(AFFIX SEAL)

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/05/06 15:49 2 pgs
Fees:13.00 Taxes:795.50
**20061005-0124127**

**THIS INSTRUMENT WAS PREPARED BY**
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marion K. Kpabar | CTX Mortgage Company, LLC | Map 151-9-A<br>Parcel 68 |
| (NAME)<br>6609 Ascot Dr. | (NAME) | |
| (ADDRESS)<br>Antioch,<br>TN, 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Angelo Bryant, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marion K. Kpabar, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 88 on the Final Plat of Long Hunter Chase, as residential Planned Unit Development, Phase I, Section II of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Angelo Bryant, an unmarried man by deed dated June 14, 2005 from Stanley Roberts and wife, Charlotte A. Roberts of record in Instrument No. 200506270073220, Register's Office for Davidson County, Tennessee.**

Subject to all matters shown on the Final Plat of Long Hunter Chase, a residential Planned Unit Development, Phase I, Section II of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee

Subject to the terms, provisions, covenants, restrictions, easements, charges assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Long Hunter Chase or record in Book 9430, Page 251, as amended in Book 9534, page 938, Register's Office for Davidson County, Tennessee

Subject to the By-Laws of Long Hunter Chase Homeowners Association or record in Book 9430, page 279, said Register's Office and further subject to the Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, page 953 said Register's Office

Subject to Conveyance of Open Space and/or Common Area to Long Hunter Chase Homeowners Association by Quitclaim Deed of record in Instrument NO. 200308200120927, said Register's Office and to rights or other in and to the common areas and/or elements

The 2006 County Taxes have been prorated and assumed by the Grantee

This is the improved property known as 6609 Ascot Drive, Nashville, TN 37218

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 my/our hand(s) this day the 7th day of August, 2006.

Angelo Bryant, Seller

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 Angelo Bryant, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this the 7th day of August, 2006

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

**Please return to**
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE