Davidson County DEEDWARR
Recvd: 01/04/07 14:50 2 pgs
Fees:13.00 Taxes:580.53

20070104-0001816

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45083 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00.

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Abraham Addo	Countrywide Bank, N.A.	149-2-129
4924 Oak Barrel Drive	750 Old Hickory Boulevard, #180	
Antioch, TN, 37013	Brentwood, TN 37027	

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,

Thomas D. Amankonah

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

Barry Abraham Addo

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:

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Oakwood Subdivision, Phase Four, of record in Plat Book 7900, Page 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thomas D. Amankonah, a married man, by Warranty Deed from Centex Real Estate Corporation of record on January 25, 1993 in Book 8847, Page 630; and by Quitclaim Deed from Thomas D. Amankonah to Thomas D. Amankonah, an unmarried man, of record on March 20, 2002 in Instrument No.: 20020320-0034299, Register's Office for Davidson County, Tennessee. This has been used strictly as investment property for Grantor.

Unimproved ( )
This is improved (X) property known as 4924 Oak Barrel Drive, Antioch, TN 37013

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 29th day of December, 2006

Thomas D. Amankonah by Janet L. Davis as Attorney-Fact
Thomas D. Amankonah
By: Janet L. Davis, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of December, 2006, personally appeared Janet L. Davis to me known to be the person who executed the foregoing instrument on behalf of Thomas D. Amankonah as Attorney in Fact, and acknowledged that Janet L. Davis executed the same as the free act and deed of the said Thomas D. Amankonah.

Witness my hand and official seal this 29th day of December, 2006.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010