Davidson County DEEDWARR
Recvd: 02/07/07 09:20 2 pgs
Fees:13.00 Taxes:490.25

20070207-0015900

G-20363-4
Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$132,500.00.** Affiant Subscribed and sworn to before me, this the 2nd day of February, 2007. Notary Public My commission expires: 11-19-08 (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Isaac Okoreeh-Baah	**New Owner**	**Map 149-1B, Parcel 047.00CO**
501 Castlegate Drive		
Nashville, , TN 37217		

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,

The Monex Group, Inc., as Trustee for 717 Leadenhall Land Trust

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

Isaac Okoreeh-Baah

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. 290 on the Plan of Piccadilly Square, Phase III, a Planned Unit Development, of record in Plat Book 6250, page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Patricia M. Kaufman and Georges Kaufman by Deed from Relocations Executives, Inc., a Florida Corporation, as Trustee for 717 Leadenhall Land Trust, of record in Instrument No. 20030324-0038703, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6236, Page 683, amended in Book 6295, pages 506, 520, 534, Book 6300, page 409, re-recorded in Book 6306, page 833, further amended in Book 6496, page 100, 107, 114, Book 6518, page 184 and 190, and in Book 6830, page 739, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **717 Leadenhall Court, 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 its hand by its duly authorized officer this **1st** day of **February, 2007.**

The Monex Group, Inc., as Trustee for 717 Leadenhall Land Trust

By: Ellen Petracco, as Pres
Not Individually
Ellen Petracco, President

*** and to The Monex Group, Inc., as Trustee for 717 Leadenhall Land Trust in Instrument No. _____, Register's Office for Davidson County, Tennessee.**

20070207 -0015899

STATE OF FLORIDA)
COUNTY OF)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ellen Petracco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of the The Monex Group, Inc., as Trustee for 717 Leadenhall Land Trust, within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President.

Witness my hand and official seal at Largo, Florida, this 1st day of **February, 2007.**

B J Poynter
Notary Public

My Commission Expires:_____

B. J. POYNTER
Notary Public - State of Florida
My Commission Expires Dec 7, 2008
Commission # DD 377609
Bonded By National Notary Assn.