Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1019

Davidson County DEEDWARR
Recvd: 03/13/07 13:42 2 pgs
Fees:13.00 Taxes:851.00
20070313-0030775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Joyce E. Jeffords, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Emmanuel Obi and wife, Patricia Renee Obi, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 305 of Burton Hills Villages of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 978, and amended in Book 6900, Page 304, and as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, said Register's Office.

Being the same property conveyed to Joyce E. Jeffords by deed from John S. Beasley, II dated 9/2/97 of record in Book 10604, Page 340, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the Grantor, her spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 305 Ashlawn Court, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of February, 2007

Joyce E. Jeffords

State of Tennessee)
County of Davidson)

On this 28th day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joyce E. Jefferds, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of February, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Emmanuel Obi 305 Ashlawn Court Nashville, TN 37215	Emmanuel Obi 175 Chapel Creek Dr. Jackson, TN 38305	131-06-0G-305.00