This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:

ADDRESS NEW OWNER:
Afam Ikejiani
166 COLDSTREAM ROAD
MURFREESBORO, TN 37127

SEND TAX BILL TO:
Owner

MORTGAGEE:
N/A

MAP **150**
GROUP
PARCEL **210**

Davidson County DEEDWARR
Recvd: 03/15/07 13:40 2 pg
Fees:13.00 Taxes:999.00
20070315-0031821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Albert H. Clark, Sr., Trustee for the Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Afam Ikejiani and wife, Uloma Ikejiani**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying and being situated in the Third Civil District of Davidson County, Tennessee, described according to a survey of Gregory Underwood, dated February 25, 1980, and described as follows, to-wit:

BEGINNING at a telephone pole in the northerly margin of Mt. View Road at the SW corner of the property conveyed to Carrie Hall Stone by deed of record in Book 5253, page 135, Register's Office for Davidson County, Tennessee; thence along the margin of Mt. View Road, S 63 deg. 34' W 121.99 feet to a point, the SE corner of the property being conveyed to Gilbert Brandon, Jr. and wife, by deed from Albert H. Clark and wife; thence along Brandon's line as follows: N 20 deg. 00' W 390.8 feet to a pin; thence N 81 deg. 07' W 1094.74 feet to an iron pin in the easterly boundary of the property of Kent Burgess; thence with Burgess easterly line N 11 deg. 26' E 310.28 feet to the SW corner of the property of Randall Phillips Builders, Inc., thence with their southerly line S 79 deg. 34' E 1134.36 feet to a fence post in Carrie Hall Stone's westerly line; thence with the same, S 14 deg. 09' E 599.39 feet to the point of beginning, containing 9.1 acres, more or less.

Being the same property conveyed to Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997, by deed of record in Book 10377, page 498, Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 6191 Mt. View Road, Antioch, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

WITNESS our hands this the 8th day of March, 2007.

Albert H. Clark, Sr. Revocable Living
Trust Agreement dated March 7, 1997

By: Albert H. Clark, Sr., Trustee

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Albert H. Clark, Sr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee** of **Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of March, 2007.

TERI W. NICHOLSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

3/8/2007
AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2007.

TERI W. NICHOLSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11