Davidson County DEEDWARR
Recvd: 03/15/07 13:40 2 pg
Fees:13.00 Taxes:989.75

20070315-0031822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value for this Transaction is $267,500.00

Gilbert Brandon Jr
Affiant

PAUL J. FEALK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me this 2nd day of March, 2007.

Paul J Fealk
NOTARY PUBLIC

My Commission expires MAY 24, 2010

THIS INSTRUMENT WAS PREPARED BY:
Paul Fealk, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
Afam Ikejiani and Uloma Ikejiani 6187 Mount View Road	new owner 166 COLDSTREAM ROAD MURFREESBORO, TN 37127	Map 150, Parcel 83

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GILBERT BRANDON, JR. and wife, ALICE Y. BRANDON**, hereinafter called the Grantors, have bargained and sold, and do transfer and convey unto **AFAM IKEJIANI and wife, ULOMA IKEJIANI**, hereinafter called the Grantees, their heirs successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 point in the northerly margin of Mt. View Road approximately 1.2 miles from Murfreesboro Road and being the southeast corner of the property conveyed to D.L. Hall by deed of record in Book 3130, page 55, said Register's Office; thence leaving said Road North 10 deg. 23' West 179.2 feet to a fence post; thence South 63 deg. 38' West 71.28 feet to a pin; thence South 8 deg. 51' West 77.7 feet to a fence post at Pearl Hampton's northeast corner; thence with Hampton's line, North 78 deg. 22' West 1082.52 feet to an iron pin in the Kent Burgess' easterly line; thence with the same, North 11 deg. 26' East 310.28 feet to the southwest corner of the property being conveyed to Albert H. Clark and wife by deed from Gilbert Brandon, Jr. and wife; thence with Clark's southerly line South 81 deg. 07' East 1094.74 feet to a pin; thence South 20 deg. 00' East 390.8 feet to a point in the northerly margin of Mt. View Road; thence with the same, South 63 deg. 34' West 121.99 feet to the point of beginning, containing 9.1 acres, more or less.

Being the same property conveyed to Gilbert Brandon, Jr. and wife, Alice Y. Brandon by deed from Albert H. Clark and wife, Naomi G. Clark of record in Book 5679, page 494, Register's Office for Davidson County, Tennesseee.

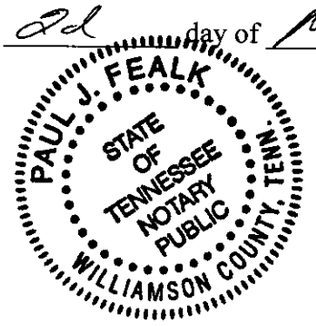
This conveyance is made subject to:
1. 2007 taxes and/or assessments, which have been prorated and assumed by the Grantee.

2. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.
This is unimproved property commonly known as 6187 Mount View Road, Antioch, TN 37013

This deed was prepared from legal description of the property in prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, Afam Ikejiani and Uloma Ikejiani, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this 2d day of March, 2007.



Gilbert Brandon Jr.
Gilbert Brandon, Jr.

Alice Y. Brandon
Alice Y. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, PAUL J. FEALK, the undersigned Notary Public in and for said County and State, the within named grantors, Gilbert Brandon, Jr. and Alice Y. Brandon with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 2d day of, March, 2007.

Paul J Fealk
Notary Public

My commission expires : May 24, 2010