RETURN TO:	STATE OF Tennessee
PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 2[illegible] NA[illegible]5	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Carol A. Clawson Affiant
WARRANTY DEED **BOX 10-A** P-RE-07-2323	Subscribed and sworn to before me, this 15th DAY OF March, 2007. Notary Public MY COMMISSION EXPIRES: 12/09/07 (AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC 1896 General George Patton Dr., Ste. 200 Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwame Asare	Kwame Asare	
1000 Sutter Way	(NAME) 1000 Sutter Way	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	07207026600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC C. TICHENOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KWAME ASARE AND WIFE, SERWAA ASARE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 63, on the Map of R. M. Dudley's unrecorded Subdivision of Blocks A, B, C, and D, and being more particularly described according to a survey by ERLE DRAKE, County Surveyor, dated October 14, 1913, as follows:

BEGINNING at a point in the southeasterly margin of Riverside Boulevard, now known as Riverside Drive, at the common corner of Lot Nos. 62 and 63, said point being 640 feet more or less Northeast from the margin of Williams Ferry Road; thence with the line between said lots, southeasterly 170 feet to an alley; thence with the margin of said alley, southwesterly 40 feet to a point, the corner of a small triangular part of said lot conveyed to Ernest W. Benz, Trustee, by deed from Bertha J. Benz of record in Book 1101, page 568, Register's Office for said County; thence northwesterly along Benz line 170 feet to the southeasterly margin of Riverside Boulevard, now known as Riverside Drive; thence with the margin of the same, northeasterly 50 feet to the point of BEGINNING.

Being the same property conveyed to Pete R. Carden, II and Eric C. Tichenor, both unmarried by deed from Ricky D. Williams and wife, Tammy Battle-Williams of record in Book 9958 and Page 618 on 02/23/1996 and filed for record on 02/27/1996, Register Office for said County.
Being the same property conveyed to Eric C. Tichenor, unmarried by deed from Pete R. Carden, II, unmarried of record in Instrument 200207090082260 on 06/20/2002 and filed for record on 07/09/2002, Register Office for said County.

unimproved ( )
This is improved (X) property, known as 2323 Riverside Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of March, 2007.

Eric C. Tichenor

Davidson County DEEDWARR
Recvd: 03/19/07 14:18 2 pgs
Fees:13.00 Taxes:499.50

20070319-0033099

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of March, 2007, before me personally appeared Eric C. Tichenor, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of March, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959