THIS INSTRUMENT PREPARED BY: and Return TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Andrea M. Booker 4005 Navaho Trail Nashville, TN 37211	NEW OWNER	148-15-0-143.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 5th day of April, 2007

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Madubueze Nwozo** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Andrea M. Booker, A Single Woman** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Apache Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for Davidson Count.

Said Lot No. 15 fronts 73.30 feet on the Southwesterly margin of Navaho Trail and extends back 107.78 feet on the northwesterly line and 110.51 feet on the southeasterly line to a dead line inthe rear, measuring 73.35 feet thereon.

Being the same property conveyed to Madubueze Nwozo, a married man, by Warranty Deed, from CitiFinancial Mortgage Company, Inc., of record in Instrument #20060126-0009793, Register's Office for Davidson County, Tennessee, dated January 12, 2006. Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Trustee's Deed, from Aaron L. Squyres as Successor Trustee and Karyn Tierney as Co-Trustee, of record as Instrument #20051103-0132919, Register's Office for Davidson County, Tennessee, dated October 10, 2005. Being the same property conveyed to Aaron L. Squyres, as Successor Trustee and Karyn Tierney as Co-Trustee, by Appointment of Successor Trustee, from Citifinancial Mortgage, of record as Instrument #20050809-0094112, Davidson County Register's Office, dated August 2, 2005. Being the same property conveyed to Tammy Dawson and spouse, if any, and Pamela McCord, and spouse, if any, by Warranty Deed, from Charles E. Porter, of record in Book 10572, Page 95, Davidson County Register's Office, dated August 6, 1997.

Davidson County DEEDWARR
Recvd: 04/09/07 15:34 2 pgs
Fees:13.00 Taxes:481.00
20070409-0042051

This conveyance is made subject to property taxes for the year 2007 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes or special assessments which are not shown as existing liens by the public records. All matters as set forth per Plat of record in Book 5050 , Page 39, Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 5040, Page 357, Davidson County Register's Office.

THIS IS **improved** PROPERTY KNOWN AS 4005 Navaho Trail, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 4th day of April, 2007.

Madubueze Nwozo

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Madubueze Nwozo and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 4th day of April, 2007.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY