WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebonne O Sanders and Randall Sanders	**SAME**	**08103030300**
(NAME) **2415 18th Avenue North**	(NAME) **SAME**	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **SAME**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Uchendi Obidike Uwandi Nwani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ebonne O. Sanders and husband Randall Sanders

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Riverview Gardens, Section 2, as of record in Book 3842, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 133 feet on the westerly side of 18th Avenue North and extends back 41.4 feet on the southerly line and 99.1 feet on the northerly line to a rear line on which it measures 144.9 feet.

Being the same property conveyed to Uchendi Obidike Uwandi Nwani by deed from Trevor Anson Lamont Hayes of record in Book 11526 and Page 668 on 06/14/1999 and filed for record on 06/14/1999, Register's Office for said County.
2415 18th Avenue N, Nashville, Tn 37208

This is improved / unimproved **X** property, known as **2415 18th Avenue North, Nashville, TN 37208**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this **1st** day of **June, 2007.**

Uchendi Obidike Uwandi Nwani

Davidson County DEEDWARR
Recvd: 06/07/07 13:59 2 pgs
Fees:13.00 Taxes:370.00
20070607-0068466

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Uchendi Obidike Uwandi Nwani** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **June 1, 2007**

Notary Public

GREGG W. CLARKE
NOTARY PUBLIC
TENNESSEE

MY COMMISSION EXPIRES:
JAN 12, 2010