WARRANTY DEED

B-C21-07-1825

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC ADAM LaFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/13/07 09:53 2 pgs
Fees:13.00 Taxes:525.40

20070713-0083500

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES AGYEKUM	LEHMAN BROTHERS BANK, FSB	
1825 Lakewood Village	(NAME) 400 Professional Drive, Suite 500	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Gaithersburg, MD 20879	165-9-A-11 CO
(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 ALBERTA S. DODSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES AGYEKUM, UNMARRIED, 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 LOT 47, LAKEWOOD VILLAGE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 555, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALBERTA S. DODSON, AN UNMARRIED WOMAN BY WARRANTY DEED FROM FISCHER AND FORD GROUP, LLC, RECORDED ON THE 22ND DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001122-0115325, RE-RECORDED AT INSTRUMENT NO. 20010516-0050779, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 555; BOOK 9700, PAGE 464; BOOK 10753, PAGE 41; BOOK 11425, PAGE 410; BOOK 11512, PAGE 714; BOOK 11421, PAGE 342; BOOK 10951, PAGE 684; AS INSTRUMENT 20000824-0083642, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1825 Lakewood Village, Antioch, Tennessee 37013

(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 6th day of July, 2007.

Alberta S. Dodson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alberta S. Dodson, the within named bargainor, 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 and official seal, this the 6th day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903