03

Realty Title
48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

Davidson County DEEDWARR
Recvd: 08/08/07 08:56 2 pgs
Fees:13.00 Taxes:440.30

20070808-0094670

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $119,000.00**

**Affiant**

**Subscribed and sworn to before me, this 31st day of July, 2007.**

**Notary Public**
**My commission expires:** 5/18/2010

Angela Williamson Robertson
State of Tennessee Notary Public
Williamson County

**03-0707-34850**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Adrian Davis | SunTrust Mortgage, Inc. | 151-10-0-A-007.00-CO |
| 7524 West Winchester | P.O .Box 26419 | |
| Antioch TN 37013 | Richmond, VA 23260 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Isaka Minani and wife, Odasia Nsabimana, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Adrian Davis and Carmen Montgomery, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in the 33rd Civil District of Davidson County, Tennessee, being Lot No. 7, on the Plan of Villages Of Long Hunter, Phase 1, of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Isaka Minani and wife, Odasia Nsabimana by deed from Ole South Properties, Inc., dated 11/04/02, recorded 11/20/02, of record in Instrument No. 20021120-0143840, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7524 West Winchester, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 hand this 31st day of July, 2007.

ISAKA MINANI
Isaka Minani

odasia nsabimana
Odasia Nsabimana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaka Minani and Odasia Nsabimana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of July, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09