Davidson County DEEDWARR
Recvd: 09/27/07 11:55 2 pgs
Fees:13.00 Taxes:473.60
20070927-0115346

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Nelson Idehen and Patrice L. Idehen, Grantors
TO: Dana Gifford, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Dana Gifford 4840 Cimarron Way Antioch, TN 37013	Same as Owner	148.15-0-032.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 14 day of Sept, 2007.

My Commission Expires: 3-28-08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Nelson Idehen and wife, Patrice L. Idehen**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Dana Gifford, unmarried,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Apache Hills Section III of record in Plat Book 4175, Page 9, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 117 fronts 70 feet on the southerly side of Cimarron Way and runs back between lines 140.0 feet on the east line and 160.6 feet on the west line to a dead line in the rear on which it measures 85.7 feet.

Being the same property conveyed to Nelson Idehen and wife Patrice L. Idehen, by warranty deed of record in Instrument No. 20011022-0114671, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4840 Cimarron Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 14 day of September, 2007.

"GRANTORS"

Nelson Idehen

Patrice L. Idehen

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Nelson & Patrice L. Idehen, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 14th day of September 2007.

My commission expires: 5/24/08

Notary Public

{Seal}

