Davidson County DEEDWARR
Recvd: 10/08/07 15:04 2 pgs
Fees:13.00 Taxes:140.60
20071008-0119848

Address New Owners:
Talton Williams 1997 Marital Trust
700 Craighead St #103
Nashville, TN 37204

Map Parcel No:
091080101.00

Send Tax Bills to:
SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Chinedu Raphael Nwagwu

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Talton Williams 1997 Marital Trust

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the southerly 10 feet of Lot No. 65 and the northerly 30 feet of Lot No. 66 on the map of L. H. Davis Subdivision of Lot No. 41 Clifton Place, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Beginning at the easterly margin of an alley at a point 10 feet north of southwest corner of Lot No. 65, thence southerly with the easterly margin of said alley 40 feet, thence easterly and parallel with the line between two lots 130 feet, more or less, to a point opposite the point of beginning, thence westerly 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Chinedu Raphael Nwagwn by Lucky O. Ebizugbe, by Deed of record instrument #20051215-0150889, R.O.D.C.

This is improved property known as: **1033 40th Av N, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 20th day of July, 2007.

C. Nwagwu

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chinedu Raphael Nwagwu, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee, this 20th day of July 2007.

Commission expires Sept 20, 2008 Notary Public Donna H Ray

DONNA H. RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $38,000.

Dalton Williams

AFFIANT

Subscribed and sworn to me this 20th day of July, 2007.

Commission expires Sept 20, 2008 Notary Public Donna H Ray

DONNA H. RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
Chan McCullough
700 Craighead St #103
Nashville, TN 37204