Davidson County DEEDWARR
Recvd: 12/26/07 15:49 3 pgs
Fees:17.00 Taxes:0.00

20071226-0147454

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Return to:
Pleska & Douglas, LLC
900 Circle 75 Parkway, Suite 210
Atlanta, Georgia 30339

This Instrument prepared by:
Pleska & Douglas, LLC.
900 Circle 75 Parkway
Suite 210
Atlanta, GA 30339 07-1177

New owner &

Taxes to:
Bola Teyinka
4677 Chutney Drive
Antioch, TN 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, BOLA AJIBOLA K/N/A BOLA D TEYINKA, grantor have bargain and sold and by these presents DO transfer and convey unto BOLA D TEYINKA Grantee, their heirs and assigns, the property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances, thereunto belonging unto the said Grantee, their assigns forever.

AND I DO COVENT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 19th day of November, 2007

Bola D Teyinka
BOLA D TEYINKA F/K/A BOLA AJIBOLA

STATE OF TENNESSEE
COUNTY OF ~~COFFEE~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County, BOLA D TEYINKA the within named bargain or, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~19TH~~ 19th day of ~~November~~ December, 2007

Venita A. League
Notary Public

My Commission Expires: 07-05-2011

VENITA A. LEAGUE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bola D Teyinta
Affiant

Sworn to and subscribed before me this 4th day of December, 2007

Venita A. Teague
Notary Public

My Commission Expires: 07-05-11

VENITA A. TEAGUE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Being the same property conveyed to Bola Ajibola by warranty deed from Benjamin P Bridenbaugh and wife, Amy R Bridenbaugh of record in Instrument No. 10969 Page 507, Said register's office

B7

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 302, IN PEPPERTREE FOREST, SECTION 11, OF RECORD IN PLAT BOOK 8250, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN P. BRIDENBAUGH AND WIFE, AMY K. BRIDENBAUGH BY DEED OF RECORD IN BOOK 8811, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN DEED BOOK 8678, PAGE 509, REGISTER'S OFFICE FOR SAID COUNTY.

Map & parcel # 165 - 14 - 0 016.00

EXHIBIT A