This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080047.PFT

Davidson County DEEDWARR
Recvd: 03/10/08 10:51 3 pgs
Fees:18.00 Taxes:418.84
20080310-0023816

Send Tax Bills To:
First Horizon Wholesale
3600 Mansell Road, Ste. 450
Alpharetta, GA 30022

New Owner is:
Akindeji O. Ojetola
5170 Hickory Hollow Parkway #507
Antioch, TN 37013

MAP: 163-05-0B

PARCEL: 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Steven H. Davis, a married person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Akindeji O. Ojetola , married** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5170 Hickory Hollow Parkway #507, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Unit No. 131, on the plat of A Horizontal Property Regime (Private Element) Phase III, Mill Park (formerly Hickory Hollow Townhomes), of record in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Being the same property conveyed to Steven H. Davis, a married person, by Warranty Deed from Greenvale Homes, LLC, a Tennessee Limited Liability Company, dated 9-29-03 and recorded 10-1-03 in Instrument No. 20031001-0144993, Register's Office for Davidson County, Tennessee. Jana Davis, spouse of Steven H. Davis, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

Subject to all matters shown on plat in Instrument No. 20021015-0126630; Declaration of Covenants, Conditions and Restrictions & By-Laws in Book 10719, page 425, as amended in Book 11167, page 757 and Book 11167, page 759, and assigned in Instrument No. 20051128-0143119; Charter in Book 10719, page 419; and Easement to Bell South in Book 11378, page 991, Register's Office for Davidson County, Tennessee

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JD SHD
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of March, 2008.

GRANTOR(S):

STEVEN H. DAVIS

JANA DAVIS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Steven H. Davis and Jana Davis** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of March, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$113,200.00**.

AFFIANT

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

SWORN TO and subscribed before me this 6th day of March, 2008.

NOTARY PUBLIC
My commission expires: 9-26-09

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)