Davidson County DEEDWARR
Recvd: 04/18/08 13:54 2 pgs
Fees:13.00 Taxes:518.00
20080418-0039652

This instrument prepared by:

Fearnley & Califf, PLLC
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of March, 2008, by and between Geovanic Nibogora and Gaston Nduwimana, a married couple, party of the first part, and Claudell Haymond Jr, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #178, ON THE PLAN OF HERRON WALK, PHASE ONE, SECTION TWO, OF RECORD IN PLAT BOOK #9700,PAGE: #386, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20070514-0057635, dated February 13, 2007, from Sherman D. Knox by virtue of Warranty Deed at Book [illegible], Page [illegible], dated [illegible], in the Register's Office of Davidson County, Tennessee. And being further conveyed to Geovanic Nibogora and Gaston Nduwimana by Cash Deed for Tennessee from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument # 20070827-0102232, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 10095, Page 464 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Geovanic Nibogora

Gaston Nduwimana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Geovanic Nibogora and Gaston Nduwimana, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2008.

Notary Public

My Commission Expires: 6-12-08

Property Owner & Address: Claudell Haymond Jr
1429 Pellican Point
Madison, TN 37115

Tax Parcel No 052080A17800CO

Property Address: 1429 Pellican Point
Madison, TN 37115

MAIL TAX
BILLS TO:
same address
as new owner

TINA TARACZKOZY
STATE
OF
TENNESSEE
NOTARY
PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of ~~March,~~ 2008.

Notary Public

My Commission Expires: 6-12-08

TINA TARACZKOZY
STATE
OF
TENNESSEE
NOTARY
PUBLIC

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013