THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Christopher A. Ulumenfo
3308 Towne Village Road
Antioch, TN 37013
SEND TAX BILLS TO:
MAGNA BANK
P.O. Box 17257
MEMPHIS, TN 38187

Davidson County DEEDWARR
Recvd: 03/05/09 15:09 2 pgs
Fees:13.00 Taxes:388.50
20090305-0019974

WARRANTY DEED

(Map/Parcel 150-07-0423.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LARRY A. SHARPE and wife, VALERIE A. SHARPE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CHRISTOPHER A. ULUMENFO, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows: Being all of *Lot No. 554, on the Plan of Resubdivision of Lot 229, "The Country", Section Six-A and

LAND located in Davidson County, Tennessee, being all of Lot No. 554 on the Plan of Towne Village of the Country, Section 4-B, P.U.D. according to plat and survey of same appearing of record in Plat Book 6900 page 781 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Larry A. Sharpe and wife, Valerie A. Sharpe, by Warranty Deed from Brian F. Desmarais and wife, Karen T. Desmarais, dated September 29, 1994, of record in Book 9482, page 486, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 496; to restrictive covenants of record in Book 5289, page 687, Book 5635, page 545, Book 5456, page 511, Book 6250, page 496, Book 6582, page 568, and Book 7402, page 380, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3308 Towne Village Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2009 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26th day of February, 2009.

Larry A Sharpe
LARRY A. SHARPE

By: Valerie A Sharpe Attorney in fact
Valerie A. Sharpe, Attorney-in-Fact

Valerie A Sharpe
VALERIE A. SHARPE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valerie A. Sharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Larry A. Sharpe, and acknowledged that she executed the same as the free act and deed of the said Larry A. Sharpe for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No 20090305-0019973 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 26th day of February, 2009.

Notary Public

My Commission Expires: SEPTEMBER 7, 2010

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of February, 2009.

Notary Public

My commission expires: SEPTEMBER 7, 2010

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20090086