Box 13
15109

BILL GARRETT, Davidson County
Trans: T20090045165 DEEDWARR
Recvd: 07/06/09 14:48 3 pgs
Fees: 18.00 Taxes: 473.60

20090706-0062795

Return to:

#726

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Augusta [redacted] Adimabua Osifo	Life Mortgage Group	Map 149-05-0-
108 Cypress Leaf Court	8922 Ruffian Lane	Parcel 131.00
Antioch, TN 37013	Newburgh IN 47630	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Matthew M. Bean and wife, Tina K. Bean,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Augusta Adimabua Osifo, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Pebble Creek, Section 1, of record in Plat Book 5210, page 72, said Register's Office, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 6 fronts 50 feet on the westerly margin of Cypress Leaf Court and extends back 134.82 feet on the southerly line and 127.11 feet on the easterly line of the rear which is a broken line on which it measures 221 feet.

Being the same property conveyed to Matthew M. Bean and wife, Tina K. Bean by warranty deed dated October 3rd, 2000 from Stanislaw W. Wloch and wife, Renata L. Wloch of record in Instrument No. 20001011-0100857, said Register's Office.

This instrument is executed on behalf of Matthew M. Bean by Tina K. P. Bean as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No.: 20090706-0062794 **said Register's Office.**

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 5334, page 514, said Register's Office.**
3. **Easement and Deed of Conveyance of record in Book 5209, page 421, Book 5325, page 247 and in Book 5325, page 256, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 5210, Page 72, said Register's Office.**

This is improved property commonly known as **108 Cypress Leaf Court, Antioch, TN 37013**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Tina K. Bean
Affiant

Subscribed and sworn to before me this
30 day of June, 2009

Notary public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30 day of June, 2009.

June 30, '09
Matthew M. Bean by Tina K. P. Bean, POA
Matthew M. Bean by Tina K. P. Bean,
Attorney-in-Fact , attorney-in-fact

Tina K. Bean June 30, '09
Tina K. Bean

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina K. P. Bean , with whom I am personally acquainted who acknowledged that SHE executed the within instrument for the purpose of therein contained and who further acknowledged that SHE is the Attorney-in-Fact for Matthew M. Bean and that SHE is authorized by HIM to execute this instrument on HIS behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30 day of June, 2009.
June, 2009.

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tina K. Bean with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30 day of June, 2009.

Notary Public
My Commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 22, 2011