(i)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

SCOTT HUBBARD NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $91,500.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public
My commission expires: 2-19-13

02-0909-46706

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dominique Mushoza 1310 Quail Court East Nashville TN 37214	New Owner	108-08-0-C-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phyllis L. Lewis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dominique Mushoza, unmarried hereinafter called the Grantees, their successors and assigns, 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 No. 74, Unit 9, (erroneously referenced in prior deed as Unit No. 9, No. 74), in a Horizontal Property Regime as shown on the Condominium Site Plan, Section 2, Phase III, Quail Valley, of record in Book 5200, Page 417, as established by a Master Deed of record in Book 5851, Page 779; Book 5857, Page 371; re-recorded in Book 5857, Page 502; re-recorded in Book 5869, Page 814; and amended in Book 5884, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis L. Lewis by deed from Secretary of Housing and Urban Development, dated May 21, 2002, recorded June 4, 2002, of record in Instrument No. 20020604-0067313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1310 Quail Court East, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:50 2 pgs
Fees:13.00 Taxes:338.55
20091103-0101517

WITNESS my hand this 30th day of October, 2009.

Phyllis L. Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phyllis L. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of October, 2009.

State of Tennessee at Large

My Commission expires:

1/23/10

