#15036 37842

Davidson County DEEDWARR
Recvd: 11/16/09 15:48 3 pgs
Fees:18.00 Taxes:606.80
20091116-0105557

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2009.

Notary Public
My commission expires: 6/18/12

05-0910-64828

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lubondo A. Dikombe	Regions Bank	149-15-0-A-278.00
1632 Bridgecrest Drive	2050 Office Pkwy Circle	
Antioch TN 37013	Birmingham, AL 35244	

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, James V. Abernathy, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lubondo A. Dikombe and Tezi T. Nakazwe, Husband and Wife, 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. 158, on the Plan of Phase 3, Cambridge Forest, of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James V. Abernathy, unmarried by deed from Ole South Properties, Inc., dated January 3, 2003, recorded January 8, 2003, of record in Instrument No. 20030108-0003297, Register's Office for Davidson County, Tennessee.

Michelle Abernathy, spouse of James V. Abernathy, joins in the execution of the is instrument to convey her marital interest, if any, in subject property.

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 1632 Bridgecrest Drive, Antioch, TN 37013

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.

WITNESS my hand this 13th day of November, 2009.

James V. Abernathy

Michelle Abernathy

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON AR

* Michelle Abernathy

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James V. Abernathy and*; 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 ~~HENDERSONVILLE~~ NASHVILLE AR, TN, this 13th day of November, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY