WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2012

Notary Public:

MY COMMISSION EXPIRES: 2/18/13
(AFFIX SEAL)

Taree L. Russell
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chante Frye	F&M Bank	Parcel ID:
737 Dover Glen Dr.	P.O. Box 451	149070A02000
Antioch, TN 37013	Clarksville, TN 37041-0451	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Delphia L. Spence-Adeeku and husband, Eric Kwane Adeeku a/k/a Eric Kwame Aeeku

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chante Frye

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 20, on the Plan of Chelsea Village, of record in Plat Book 7900, Pages 119, 120, 121, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Delphia L. Spence-Adeeku and Eric Kwame Aeeku by deed from Butler Builders, LLC, of record in Book 9898, Page 318, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 8081, Page 329 and Book 8083, Page 386, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 119, 120 , and 121, said Register's Office.

Eric Kwame Aeeku and Eric Kwane Adeeku being one in the same person.

Power of Attorney of record in Instrument 20120110-0002535, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 737 Dover Glen Dr., 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9th day of January, 2012.

Delphia Spence-Adeeku by Eric Adeeku, Attorney-In-Fact
Delphia L. Spence-Adeeku

Eric Adeeku
Eric Kwane Adeeku

BILL GARRETT, Davidson County
Trans:T20120002198 DEEDWARR
Recvd: 01/10/12 10:07 2 pgs
Fees:13.00 Taxes:351.50
20120110-0002536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Eric Kwane Adeeku with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2012.

My commission expires: 11/7/15

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Eric Kwane Adeeku, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Delphia L. Spence-Adeeku as her Attorney in Fact as the free act and deed of the within named Delphia L. Spence-Adeeku.

Witness my hand and official seal this 9th day of January, 2011.

My Commission Expires: 11/7/15

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.