STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

43,000.00 X Sunny B. Ufegbu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19 85.

Notary Public

MY COMMISSION EXPIRES: July 18, 1988

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunny B. Ufegbu (NAME)	National Mortgage Company (NAME)	MAP 72-3
1223 1/2 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 313
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	15DZ-09390

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, Thomas Benton Phillips and wife, LaWanda VaLinda Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sunny B. Ufegbu and wife, Brenda K. Ufegbu

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:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 69 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of said lot fronts 50 feet on the norherly side of Shelton Avenue, and runs back between parallel lines 189.75 fee to a dead line.

Being the same property conveyed to Thomas Benton Phillips and wife, LaWanda VeLinda Phillips by deed from Edgar N. Clark and wife, Mararett C. Clark of record in Book 4925, page 529. Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved (XX) unimproved ( ) property, known as 1223 1/2 Shelton Avenue, (House Number) (Street) Nashville, TN 37216 (P. O. Address) (City or Town) (Postal Zip)

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 12th day of November, 19 85

LaWanda VaLinda Phillips

Thomas Benton Phillips

Thomas Benton Phillips

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6710 PAGE 340

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Benton Phillips and wife, LaWanda LaLinda Phillips

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Office in Nashville, Tennessee, this 12th day of November, 1985

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Thomas Benton Phillips
LaWanda VaLinda Phillips

TO
Sunny B. Ufegbu
Brenda K. Ufegbu

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NOV 15 | 47 PM '85

5 3 3 8 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6710 PAGE 341

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			430[illegible].00- CA II,	
			111.80 CSTX	
			.50 PREE	
			6.00 MOTX	
			CHECK 111.30-	
			7161A11/15/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5338 I-

IDENTIFICATION REFERENCE

Nov 15 1 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192357