Bk/P 12 210829774

BOOK 7526 PAGE 245

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 19 88

Notary Public

MY COMMISSION EXPIRES: 07/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN., P.O.BOX 995, NASHVILLE, TN 37202
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADEDAMOLA ONI (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	160-2-36
5301 FRANKLIN ROAD (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 995 (STREET ADDRESS)	OH-03990
NASHVILLE, TN 37220 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	

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, LEON HAMPTON and ROY OSBORNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADEDAMOLA ONI and wife, LOLA ONI

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, Tenenssee, being more particularly described on Exhibit "A", attached hereto.

This conveyances is subject to the Plan of record in Book 1424, page 17, said Register's Office, shows a 10 foot easement for public utility purposes, a 40 foot building setback line from Redwood Drive, a 125 foot building setback line from Franklin Pike, and conditions of an owners's certificate,the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then, if less area results than established by restrictions on property. Easement for a permanent utility for electric power line on and across premises as set out in grant to the City of Nashville acting by and through the Electric Power Board of Clifton Ladd and wife, of record in Book 2446, page 94, Register's Office for Davidson County, Tennessee.

This is not the usual place of residence of either Grantor.

24504

IDENTIFICATION REFERENCE

APR 26 10 40 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

8223 04/26 0101 03CHECK 712.30

This is unimproved ( ) improved (X) property, known as 5301 FRANKLIN ROAD, NASHVILLE, TN 37220
(House Number) (Street) (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 25th day of APRIL, 19 88

LEON HAMPTON

ROY OSBORNE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEON HAMPTON and ROY OSBORNE

the bargainor s, 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 at NASHVILLE, Tennessee, this 25th day of APRIL, 19 88.

June E. Atkinson Notary Public

Commission Expires 07/17/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Section Two, Forrest Acres Subdivision, of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee.

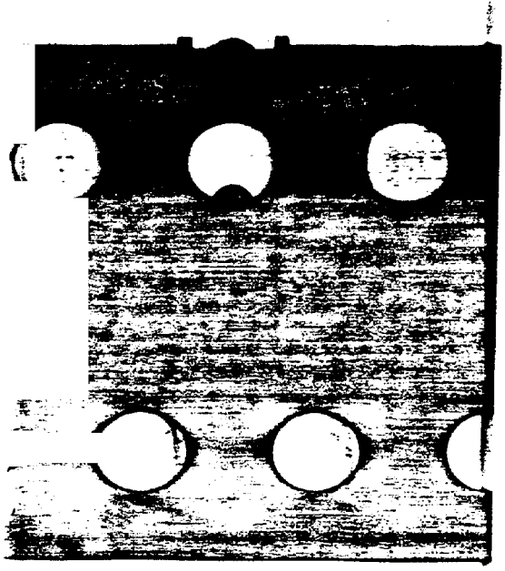
BEGINNING at a point, which is an iron pin, in the westerly margin of Franklin Pike at the southeast corner of Lot No. 2; thence along the said Pike North 6° 20' East 193.1 feet to a concrete monument at the beginning of a curve; thence around the said curve in the northwesterly direction 32.64 feet to a concrete monument in the South margin of Redwood Drive; thence along the said drive westerly 488.3 feet to the corner of Lot Nos. 2 and 4; thence along the line between said lots, 211.8 feet; thence easterly 510 feet to the beginning.

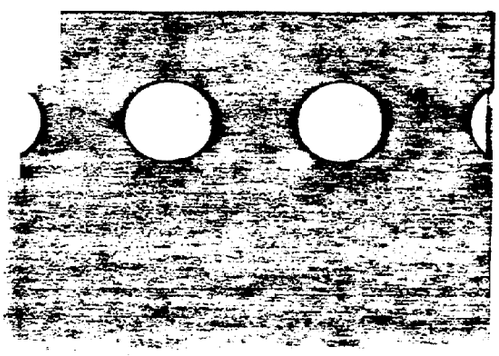
INCLUDED in the above description, but expressly EXCLUDED from this conveyance, is the following described tract of land which was conveyed to the State of Tennessee by deed of C.E. Kord and wife, Katie M. Kord, of record in Book 3710, page 165, said Register's Office:

BEING the easterly part of Lot No. 2 on the Map of Section Two, Forrest Acres Subdivision, of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeast corner of said Lot No. 2 and runs with C.E. Kord's South boundary line, North 83° 45' West 29 feet to a point; thence North 24° 28' 30" East 222 feet to a point in the South margin of Redwood Drive; thence with said margin South 83° 45' East 220 feet to a point; thence with a curve to the left being the margin of Redwood Drive and U.S. Highway #31, 32.6 feet to a point; thence with the West margin of U.S. Highway #31, South 10° 18' West 193.1 feet to the point of beginning, containing 1.31 acres, more or less.

Being the same property conveyed to Leon Hampton and Roy Osborne by deed from Edward B. Berry and Karen Kord Berry of record in Book 7351, page 529, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 251000.00
				CON TX 702.80
				PRFEE 0.50
				WDEED 9.00
				TOTAL 712.30
				CHECK 712.30
04/26/88	01			10:41 0001 8223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24504

IDENTIFICATION REFERENCE

APR 26 10 40 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 84313