BOOK 7670 PAGE 7

FILE BOX 77

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Godwin B. Ikponmwosa (NAME)	Biltmore Mortgage Company (NAME)	87-13
4340 Central Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 20127 (STREET ADDRESS)	33
Hermitage TN 37076 (CITY) (STATE) (ZIP CODE)	Raleigh, NC 27619 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------($10.00)---------- DOLLARS

And other good and valuable consideration the receipt of which is hereby acknowledged, We, Shirley E. Jaeger and Ester R. Hodges

have bargained and sold, and by these presents do transfer and convey unto the said Godwin B. Ikponmwosa and wife, Porsha D. Ikponmwosa

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

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Central Valley Forest, or record in Book 5800, page 72, Register's Office for said County.

Said Lot No. 18 fronts 78.00 feet on the southerly margin of Central Valley Drive and extends back 129.26 feet on the easterly line and 136.73 feet on the westely line to a dead line in the rear, measuring 87.20 feet thereon.

Being the same property coveyed to Shirley E. Jaeger and Ester R. Hodges, by deed from Steven J. Delany and wife, Linda H. Delany, of record in Book 6600, Page 608, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Shirley E. Jaeger and Ester R. Hodges, by deed by Tenna Ltd., a Tennessee Limited Partnership, of record in Book 6600, Page 611, said Register's Office.

7.3536

IDENTIFICATION

Oct 5 8 41 AM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

3958 10/05 0101 03CHECK 204.17

unimproved ( )
This is improved (X) property, known as 4340 Central Valley Drive (House Number) (Street)
Nashville, TN 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 30th day of September 19 88.

Shirley E. Jaeger
SHIRLEY E. JAEGER

Ester R. Hodges
ESTER R. HODGES

BOOK 7670 PAGE 8

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 SHIRLEY E. JAEGER AND ESTER R. HODGES

the bargainors, 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 30th day of September, 1988.

My commission expires 11/10/91 Notary Public Richard Manson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 59,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Godwin B. Ikponmwosa

Sworn to and subscribed before me this 30th day of September, 19 88.

My commission expires 11/10/91 Notary Public Richard Manson

This instrument was prepared by:

MANSON, JACKSON, & ASSOCIATES, 1314 5th Ave. No., Suite 300, Nashville, TN 37208

Name Address

WARRANTY DEED

FROM SHIRLEY E. JAEGER ET AL

TO GODWIN B. IKPONMWOSA ET UX

Tico Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7670 PAGE 9

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

MAMT	59900.00
ERR	CO
MAMT	59900.00-
CAMT	59900.00
CON TX	197.67
PRFEE	0.50
WDEED	6.00
TOTAL	204.17
CHK	204.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/88 01 08:45 0001 3958

7.35.36

IDENTIFICATION REFERENCE

OCT 5 8 42 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140784