BOOK 7677 PAGE 874

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,329.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1988.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Dix, Inc. (NAME)	CityFed Mortgage Company (NAME)	Map 133-12
P. O. Box 101523 (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Par. 309 (Lot 32) ~~Par. 308 (Lot 33)~~ Par. 307 (Lot 34)
Nashville, TN 37201 (CITY) (STATE) (P.O. ZIP)	Springfield, OH 45501 (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. Dr. Adedamola Oni and Omolola Oni

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dix, Inc.

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 Lots Nos. 32 and 33 on the Plan of Addition to Greenwood Hills, Section 2, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee; and

BEING Lot No. 34 on the Plan of Addition to Greenwood Hills, Section 2, of record in Book 5200, page 62, as amended in Book 5513, page 109 and Book 5516, page 931, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Dr. Adedamola Oni and wife, Omolola Oni, by Quit-claim Deed from Teresa J. Stracener, Trustee, of record in Book 6566, page 239, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by CityFed Mortgage Company of record in Book 6522, page 180 (Lot 34) Book 6522, page 188, (Lot 33) and Book 6522, page 184 (Lot 32), said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Chesapeake Fidelity Corporation for Ville Property Holding Trust being recorded simultaneously herewith.

THIS conveyance subject to Restrictive Covenants of record in Book 5303, page 873, and such easements and setback lines of record in Book 5200, page 62 and as amended in Book 5513, page 109 and Book 5516, page 931, said Register's Office.

unimproved ( )
This is improved (X) property, known as 204-06, 208-10 and 212-14 Brevard Court Nashville, TN 37211
(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 Whereever 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 3rd day of October, 1988

Dr. Adedamola Oni

Omolola Oni

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Dr. Adedamola Oni and Omolola Oni
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 3rd day of October 19 88.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM Dr. Adedamola Oni and wife,

Omolola Oni

TO

Dix, Inc.

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

7.63 01:

IDENTIFICATION REFERENCE

Oct 14 1 19 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7072 10/14 0101 03CHECK 812.69

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 244329.72
CON TX 806.19
PRFEE 0.50
WDEED 6.00
TOTAL 812.69
CHECK 812.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/88 01 13:24 0001 7072

T.C.3 Ck 1:

IDENTIFICATION REFERENCE

Oct 14 1 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143863