WARRANTY DEED

For valuable consideration, which we acknowledge having received,
we, George Sands and his wife, Juanita Sands, the grantors,
have sold and now convey
to Sunny Chibuoke Owunnah and his wife, Mary Evelyn Owunnah, the grantees,
and their heirs and assignees
a piece of real property
in Davidson County, Tennessee, described as follows:

lot 4 on the plan of Hart's Addition,
as shown on the plat of record in book 0057, page 129,
Register's Office for Davidson County (RODC),

the same property
which Earl C. Shacklett Jr. and his wife, Patricia Ann Shacklett,
on 18 February 1988
conveyed
to George Sands and his wife, Juanita Sands,
by a warranty deed of record in book 7473, page 462, RODC;

subject to a trust deed, of record in book 7473, page 465, RODC,
which George Sands and his wife, Juanita Sands,
on 18 February 1988
granted to the Southeast Title Company of Tennessee, Inc., trustee,
to secure the payment of a note for $11,250.00 plus interest
to Earl C. Shacklett Jr. and his wife, Patricia Ann Shacklett,
the remaining balance of which debt
the grantees assume in this sale and promise to pay;

subject to all easements and restrictions of record;

improved realty
called 706 McFerrin Avenue, Nashville, Tennessee, 37206;

to have and to hold that real property
to the grantees and their heirs and assignees forever.

We covenant with the grantees
that we are lawfully seised and possessed of that land in fee simple,
that we have a good right to convey it,
and that it is unencumbered except as disclosed.

We further covenant and bind ourselves and our heirs and representatives
to warrant and forever defend the title to that land
to the grantees and their heirs and assignees
against the lawful claims of any party.

Witness our hands on 15 February 1989.

George Sands
George Sands

Juanita Sands
Juanita Sands

New owners: S.C. and M.E. Owunnah,
Tax bills: 706 McFerrin Avenue, Nashville, Tennessee, 37206.

Mortgagees: Earl C. Shacklett Jr. and Patricia Ann Shacklett,

Map: 082-08-0-278.00; 19-W-16680.

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN
FEB 23 4 01 PM '89
IDENTIFICATION REFERENCE
11084

ACKNOWLEDGMENT BY THE SELLERS

State of Tennessee
County of Davidson

Before me, Duncan Bryant Rushing, a notary public at large,
personally appeared George Sands and Juanita Sands,
with whom I am personally acquainted,
who, being first duly sworn,
acknowledged they had executed this deed for the stated purpose.

Witness my hand and seal on 15 February 1989.

Duncan Bryant Rushing
Notary Public at Large

My commission will expire on 24 November 1990.

ACKNOWLEDGEMENT BY THE BUYERS

State of Tennessee
County of Davidson

The actual consideration for this transfer
or the fair market value of the property,
whichever is greater,
is $12,540.21.

Sunny Chibuoke Owunnah

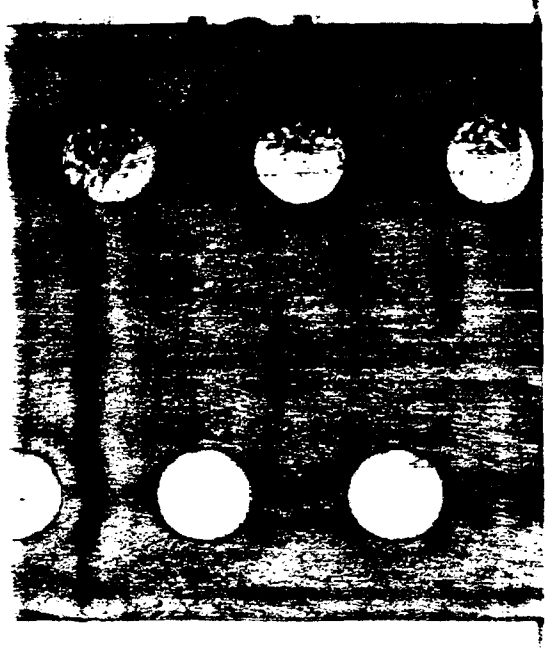
Sworn and signed before me on 15 February 1989.

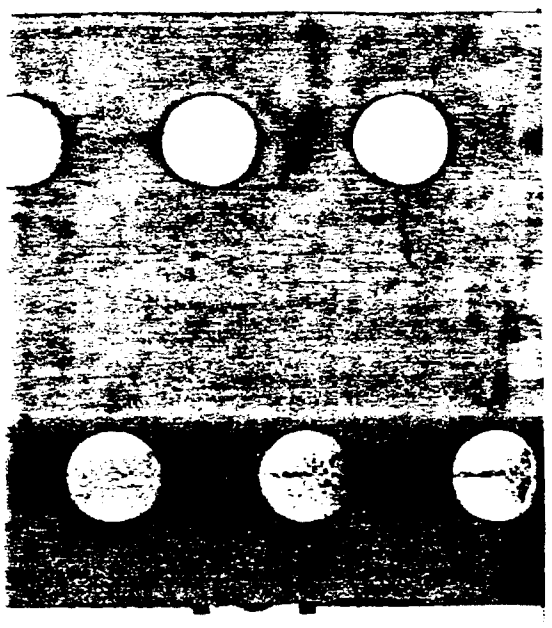
Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1989.

Prepared by Duncan Bryant Rushing, Attorney at Law, Landmark Title Company,
110 Oaks Tower, 1101 Kermit Drive, Nashville, Tennessee, 37217, 361-5772.

9728 02/23 0101 CHECK 47.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 421

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 12540.21

CON TX 41.25

PRFEE 0.50

WDEED 6.00

TOTAL 47.75

CHECK 47.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/23/89 01 16 03 0001 9728

11084

IDENTIFICATION REFERENCE

Fee 23 4 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184161