BOOK 8017 PAGE 706

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Boniface Okpaleke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF January 1990.

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 11-10-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Boniface Okpaleke (NAME)	NO MORTGAGE ESCROW (NAME)	Map 71-15
1217 N. 2nd St (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 338
Nashville, Tn 37207 (CITY) (STATE) (P.O. ZIP)	SAME (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, Charles Knight and wife, Mildred Knight,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boniface Okpaleke, unmarried,

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 Lot No. 73 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 73 fronts 50 feet on the easterly side of North Second Street and runs back between parallel lines 181 feet, more or less, to an alley.

Being the same property conveyed to Charles Knight and wife, Mildred Knight, by deed from Joseph H. Rutherford and wife, Mary Call Rutherford, of record in Book 6943, page 952, Register's Office for Davidson County, Tennessee.

93526

IDENTIFICATION REFERENCE

JAN 3 12 24 PM '90

DAVIDSON COUNTY, TN

RUSH

9748 01/03 0101 03CHECK 122.50

This is improved (XX) unimproved ( ) property, known as 1217 (House Number) North Second Street (Street) Nashville, Tennessee 37207 (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 3 day of January, 1990

Charles Knight
CHARLES KNIGHT

Mildred Knight
MILDRED KNIGHT

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, James R Ramsey, a Notary Public in and for said County and State, the within named Charles Knight and wife, Mildred Knight,

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 3 day of January, 1990.

Commission Expires 11-10-91

James R Ramsey
Notary Public

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

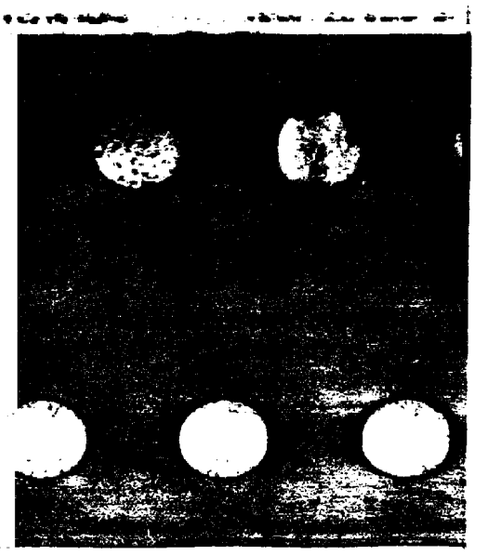
CHARLES KNIGHT, et ux

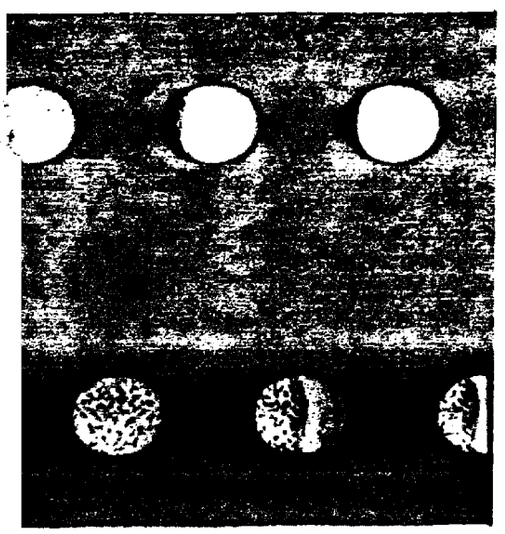
TO

BONIFACE OKPALEKE

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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	35000.00
CON TX	115.50
PRFEE	1.00
WDEED	6.00
TOTAL	122.50
CHECK	122.50

01/03/90 01 12:25 0001 9748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93526

IDENTIFI REFERENCE

JAN 3 12 24 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280904