This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203.

BOOK 8509 PAGE 46

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Eloise V. Wood-Oguno, and husband, Godfrey I. Oguno 754 Benton Avenue Nashville, TN 37204	Same	Map 105-10 Parcel 227 16W 17230

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LIBBY D. CRAWFORD, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ELOISE V. WOOD-OGUNO, and husband, GODREY I. OGUNO, 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 Lots Nos. 6 and 7 on the Plan of C. S. Caldwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.
>
> Said Lots Nos. 6 and 7 adjoin each other and front together 100 feet to the northerly side of Benton Avenue and extend back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to George W. Crawford and wife, Libby D. Crawford, by deed from Leona B. Nash of record in Book 4369, page 517, Register's Office for Davidson County, Tennessee. The said George W. Crawford has since died.
>
> THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS THE PREVIOUS DEED OF RECORD.

This conveyance is subject to all easements and restrictions of record.

This is improved property known as 754 Benton Avenue, Nashville, TN 37204.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this the 13th day of December, 1991.

Libby D. Crawford
LIBBY D. CRAWFORD

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 Libby D. Crawford, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of December, 1991.

My Commission Expires:
4/23/93

Glenda L. Smith
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Gloria V. Wood-Ogn
AFFIANT

Subscribed and sworn to before me, this 13th day of December, 1991.

My Commission Expires:
4/23/93

Glenda L. Smith
NOTARY PUBLIC

6.9.8.8.7.

TENNESSEE REFERENCE

DEC 16 2 36 PM '91

PICK-UP

2992 12/16 0101 03CHECK 414.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8509 PAGE 48

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 110000.00	
			CON TX 407.00	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 414.00	
			CHECK 414.00	
12/16/91	01		14:36 0001 2992	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.8.8.7.

IDENTIFICATION

Dec 16 2 36 PM 91

No. 485509