268

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ohyiaman Osei	Peoples Bank of Dickson	
Corrine Osei	200 Henslee Drive	Map 91-5
6112 Nashua Avenue	Dickson, TN 37055	Parcel 241
Nashville, TN 37209		

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 (This instrument prepared from information furnished by parties.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mattie Lou Wauford, a widow (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ohyiaman Osei and Corrine Osei, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Mosswood Heights, Section 2, of record in Book 4175, page 155, Register's Office for said County, described as follows:

Beginning on the northerly margin of Nashua Avenue at the corner of Lots Nos. 34 and 35; thence with the line between said two lots northerly 122 feet; thence north 84 degrees 25' 30" west 59 feet to an unnamed street; thence with the same, southerly 97 feet to the beginning of a curve; thence around said curve southeasterly 39.27 feet to the northerly margin of Nashua Avenue; thence with the same, easterly 34 feet to the beginning.

Being the same property conveyed to John W. Wauford and wife, Mattie Lou Wauford by Warranty Deed from Joe T. Swafford and wife, Christine P. Swafford of record in Book 5145, Page 162, Register's Office for Davidson County, Tennessee. John W. Wauford has since died and title has vested in Mattie Lou Wauford, as the sole surviving tenant by the entirety.

This conveyance is subject to taxes for the year 1992 and subsequent years.

This is improved property commonly known as 6112 Nashua Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $69,900.00.

Ohyiaman Osei
Affiant

Subscribed and sworn to before me this 14th day of August, 1992.

Notary Public

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging

to the said Grantees, Grantees's successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of August, 1992.

Mattie Lou Wauford

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 Mattie Lou Wauford, 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 14th day of August, 1992.

Notary Public

My Commission Expires: March 26, 1994

37608

IDENTIFICATION REFERENCE

AUG 18 2 50 PM '92

WILLIAM WILSON II REGISTER
DAVIDSON COUNTY, TN

1577 08/18 0101 03CHECK 267.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8705 PAGE 347

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

08/18/92 01 14:51 0001 1577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.60 8.

IDENTIFI REFERENCE

AUG 18 2 50 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561338