OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9116 PAGE 727

STATE OF TENNESSEE)
COUNTY OF Tennessee
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF October 19 93

Notary Public

My Commission expires: 1-22-95

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES H. DAWKINS ETAL	Same	71-15-183
(NAME)	(NAME)	
1014 Poet Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FREDERICK YEBUAH AND WIFE, LETITIA YEBUAH, CARL NORTEY YEBUAH AND PAUL NORTEY YEBUAH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES H. DAWKINS AND WIFE, MAXINE DAWKINS, AND ROBIN MILLER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 235 and 236 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, of the Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Frederick Yebuah and wife, Letitia Yebuah, by deed from Rose Clark and husband, W. F. Clark, of record in Book 5233. page 92, said Register's Office, and being the same property conveyed to Carl Nortey Yebuah and Paul Nortey Yebuah, as to an undivided 1/2 interest by deed from Frederick Yebuah and wife, Letitia Yebuah, of record in Book 5392, page 703, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF ANY OF THE GRANTORS.

2468 10/15 0101 03CHECK 145.90

unimproved ( )
This is improved (X) property, known as 1341 Pennock Avenue (House Number) (Street) Nashville, TN (City) 37207 (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th day of October, 1993.

Frederick Yebuah
FREDERICK YEBUAH
By: Paul Yebuah Atty-in-Fact

Letitia Yebuah
LETITIA YEBUAH
By: Paul Yebuah Atty-in-Fact

Carl Nortey Yebuah
CARL NORTEY YEBUAH
By: Paul Yebuah Atty-in-Fact

Paul Nortey Yebuah
PAUL NORTEY YEBUAH

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9116 PAGE 728

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PAUL NORTEY YEBUAH, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of October, 19 93.

My Commission expires:
1-22-95

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

93 OCT 15 PM 1:35
IDENTIFICATION REFERENCE
71659

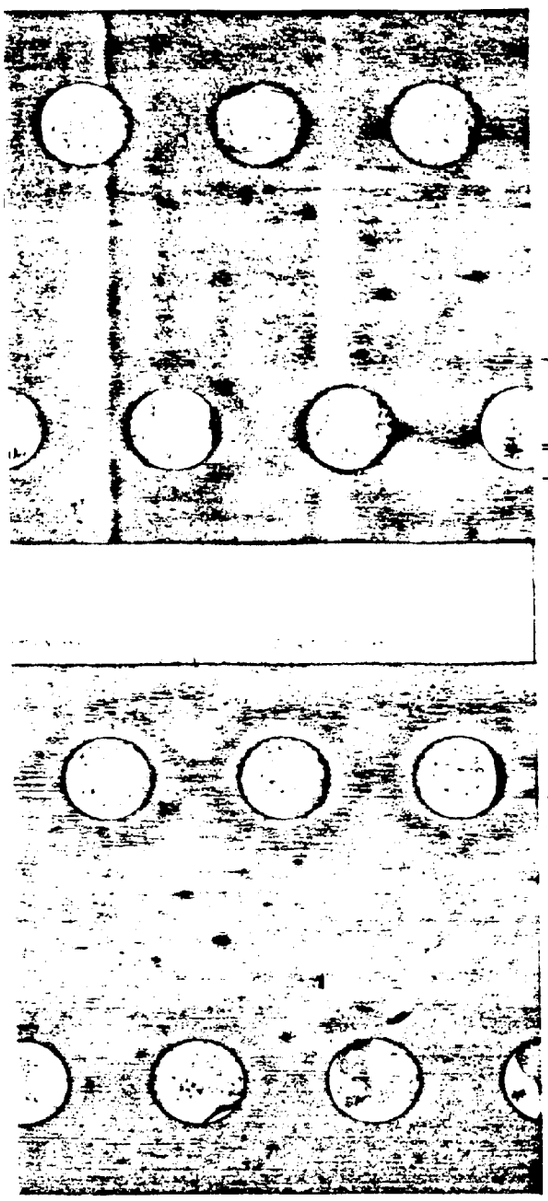
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Yebuah, to me known to be the person who executed the foregoing instrument on behalf of Frederick Yebuah, Letitia Yebuah and Carl Nortey Yebuah, and acknowledged that he executed the same as the free act and deed of the same Frederick Yebuah, Letitia Yebuah and Carl Nortey Yebuah.

Witness my hand and seal at Nashville, Tennessee, this 14th day of October, 1993.

Jo Ann Smith
Notary Public

My Commission expires: 1-22-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9116 PAGE 729

FOR _____

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 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 8.00
TOTAL 145.90
CHECK 145.90

10/15/93 01 13:36 0001 2468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74659
IDENTIF. & REFERENCE

93 OCT 15 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

No. 710327