Box 58

BOOK 9238 PAGE 543

94 FEB -2 AM 10:48

13923

IDENTIFICATION REFERENCE

This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owners:
Mr. and Mrs. Oscar Iworah
1326-B Eighth Ave. N.
Nashville, TN 37206

Send Tax Bills to
New Owners

Map & Parcel
81-12A-1

1440 02/02 0101 03CHECK 342.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN L. TEMPLETON, III, an unmarried person, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to OSCAR C. IWORAH and wife, CAROLINE I. IWORAH, (the "Grantee"), their successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 8th Avenue North Office Condominium, a horizontal property regime established by Master Deed of record in Book 7806, page 264, amended in Book 7810, page 216, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Lot 39 and part of 37 and 41 North Nashville Real Estate Company's property of record in Plat Book 6050, page 367, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to John L. Templeton, III, by deed from Arliss B. Armstrong of record in Book 7661, page 699, Register of Deeds for Davidson County, Tennessee; by deed from Joni P. Werthan and Patricia Werthan Uhlman of record in Book 7467, page 345, said Register's Office; and by deed from Albert Werthan and Sovran Bank/Central South, Trustees under the will of Howard M. Werthan, of record in Book 7467, page 348, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 1994, a lien, but not yet due and payable.

2. All restrictions, easements and plats as they appear of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as Unit B, 8th Avenue North Office Condominium, 1326-B 8th Avenue North, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to said Grantee, their successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 1994.

John L. Templeton, III, by
Gerald G. Patterson, Attorney-In-Fact

JOHN L. TEMPLETON, III
by Gerald G. Patterson as
Attorney-in-Fact by Power
of Attorney recorded
simultaneously herewith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON, as Attorney-in-Fact by Power of Attorney for John L. Templeton, the maker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of February, 1994.

Ann B. Waddell
Notary Public

My Commission Expires: 3/23/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

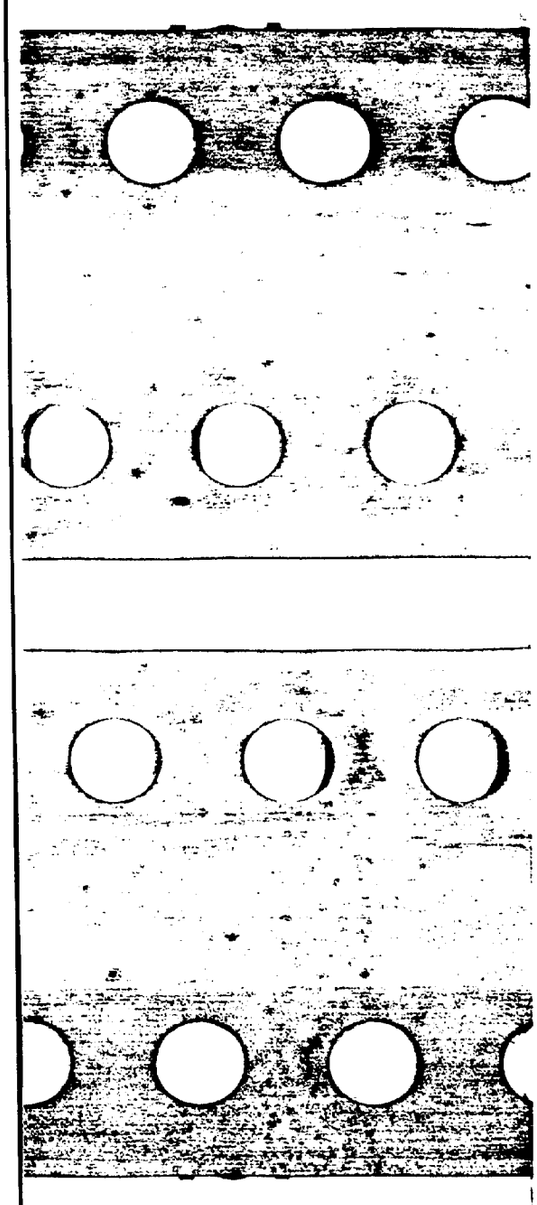
The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Oscar C. Gonzalez D.C.
Affiant

Subscribed and sworn to before me,
this 1st day of February, 1994.

Ann B. Waddell
Notary Public

My Commission Expires: 3/23/96



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9238 PAGE 545

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 10:48 0001 1440

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IDENTIF. ↑ REFERENCE

94 FEB -2 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752428