*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Clarence E. Allen and Dorothy S. Allen
1114 East Cahal
Nashville, TN 37206

SEND TAX BILL:
*To Owner*

MORTGAGEE:

MAP AND PARCEL:
MAP 72-14
PARCEL 6
27W-27320

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Aig Ihidero and Matt Bamgbose, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clarence E. Allen and wife, Dorothy S. Allen, as tenants by the entirety, 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:

> BEING part of Lot No. 6 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Property of record in Book 332, Page 84, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the northerly margin of Cahal Avenue at the corner of Lots Nos. 6 and 7; thence, with said Avenue westwardly 36.7 feet to a point 56.3 feet east of the easterly margin of an alley; thence northwardly and parallel with the line between Lots Nos. 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence with said alley northwardly 163.7 feet to the southerly margin of another alley; thence with the last mentioned alley eastwardly 8.5 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots southwardly 256 feet to the beginning.
>
> Being the same property conveyed to Aig Ihidero and Matt Bamgbose, by deed from John A. Grawford and wife, Charles Kelly Crawford of record in Book 8709, Page 549, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1111 Cahal Avenue, Nashville, TN 37206 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence E. Allen and wife, Dorothy S. Allen, their heirs and assigns, forever; and we, Aig Ihidero and Matt Bamgbose, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of March, 1994.

Aig Ihidero

Matt Bamgbose

BOOK 9291 PAGE 945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Aig Ihidero and Matt Bamgbose, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 6,050.00.

AFFIANT

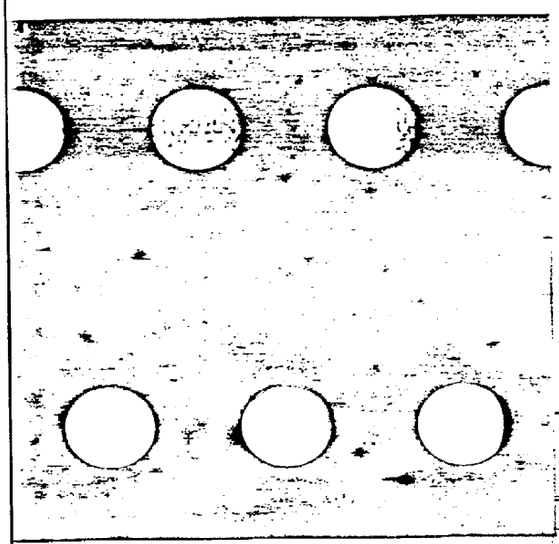
Subscribed and sworn to before me this 24th day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

32393
IDENTIF. & REFERENCE

94 MAR 28 PM 2:29
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0814 03/28 0101 03CHECK 31.20



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

RECEIVED OF _____

FOR _____

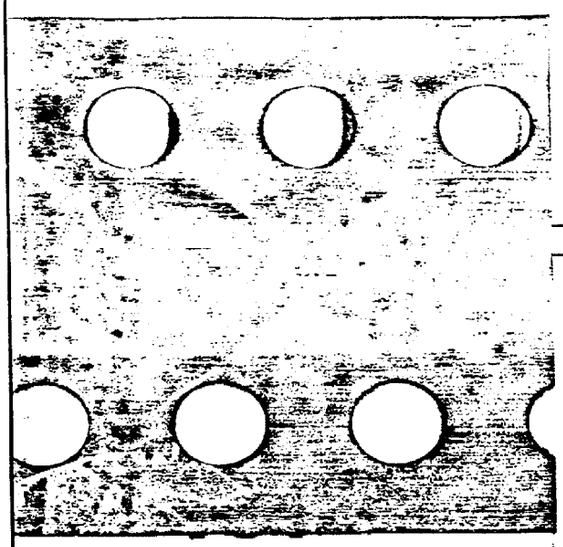
BOOK 9291 PAGE 946

| | | |
|---|---|---|
| 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 6050.00
CON TX 22.20
PRFEE 1.00
WDEED 8.00
TOTAL 31.20
CHECK 31.20

03/28/94 01 14:31 0001 6814



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

32393
IDENTIF. # REFERENCE

94 MAR 28 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 772113