Box 53

BOOK 9349 PAGE 819

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Sam Ejiofor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 94

Carol Crabtree
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM O. EJIOFOR (NAME)	SAME (NAME)	MAP 75-08
683 FRANKFORT DRIVE (ADDRESS)	(ADDRESS)	PARCEL 168
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILFRED F. PENNY AND WIFE, GLORIA A. PENNY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM O. EJIOFOR AND WIFE, CHINWE A. EJIOFOR C.A.E

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 Lot No. 522 on the plan of Section Nine, Tulip Grove, of record in Book 4675, page 135, Register's Office for said County.

SAID Lot No. 522 fronts 90.0 feet on the northeasterly margin of Frankfort Drive and extends back 181.10 feet on the southeasterly line and 188.95 feet on the northwesterly line to a dead line in the rear, measuring 90.40 feet thereon.

Being the same property conveyed to WILFRED F. PENNY AND WIFE, GLORIA A. PENNY, by Deed of record in Book 6040, page 898, Register's Office for Davidson County, Tennessee.

94 MAY 19 AM 9:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7789 05/19 0101 03CHECK 286.50

Unimproved ( ) Is improved (XX) property, known as 683 FRANKFORT DRIVE, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of May, 19 94

Gloria A. Penny
GLORIA A. PENNY

Wilfred F. Penny
WILFRED F. PENNY

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9349 PAGE 820

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILFRED F. PENNY AND WIFE, GLORIA A. PENNY

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 16th day of May 19 94

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

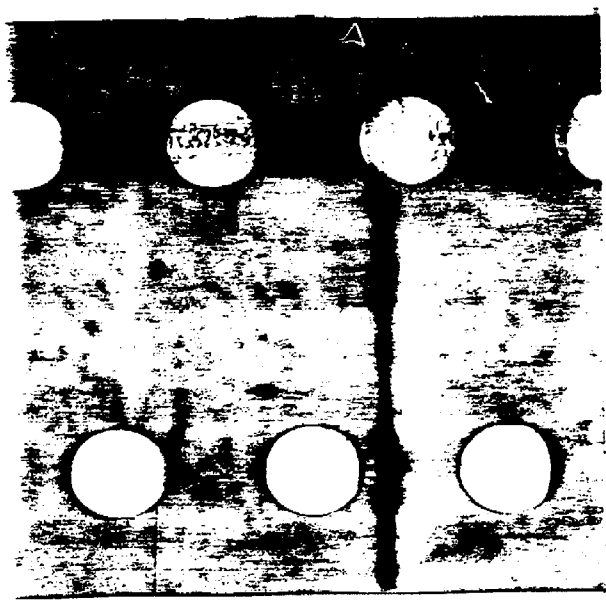
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:



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

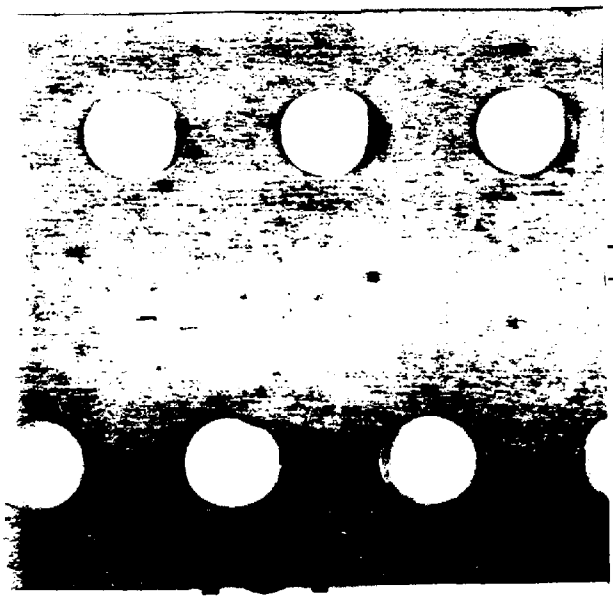
RECEIVED OF _____

FOR _____

BOOK 9349 PAGE 821

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

05/19/94 01 09:22 0001 7789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51646
IDENTIF. ↑ REFERENCE

94 MAY 19 AM 9:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792798