FORM NO WD 1

BOOK 9644 PG 297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1995

Notary Public

MY COMMISSION EXPIRES 11-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Lucky O. Ebizugbe (NAME)	SAME (NAME)	Map 058-160
4024 Cedar Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 19.00
Nashville, TN 37218 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

Email

FOR AND IN 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, Sunny Owunnah and wife, Mary E. Owunnah,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucky O. Ebizugbe,

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:

TRACT A: Land in Davidson County, Tennessee, being Lot No. 25 of Block "CC" on the revised map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 25 fronts 75 feet on the easterly side of Cedar Circle and runs back between parallel lines 296.2 feet to a dead line.

TRACT B: Land in Davidson County, Tennessee, being Lot No. 24 and the southerly 15 feet of Lot No. 23 on the Block "CC" on the Revised Plan of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.

Said lot and part of said lot adjoin and front together 90 feet on the east side of Cedar Circle and runs back between parallel lines, 296.2 feet to a dead line.

Being the same property conveyed to Sunny Owunnah and wife, Mary E. Owunnah, by deed from Lorene West, Jeanne Wright and Joyce Woodard of record in Book 9619, page 343, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first deed of trust and note executed by Sunny Owunnah and wife, Mary E. Owunnah, payable to Grassland Financial Services of record in Book 9619, page 346, said Register's Office to which instrument reference is made, which Buyer assumes and agrees to apy.

This is unimproved ( ) improved (XX) property, known as 4024 (House Number) Cedar Circle (Street) Nashville, TN 37218 (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 12th day of April, 1995

Sunny Owunnah — Mary E. Owunnah

SUNNY OWUNNAH MARY E. OWUNNAH

BOOK 9644 PG 293

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sunny Owunnah and wife, Mary E. Owunnah

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 Nashville, Tennessee, this 12th day of April, 19 95

Commission Expires 10-25-95

James A Barnes Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

SUNNY OWUNNAH, et ux

TO

LUCKY O. EBIZUGBE

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

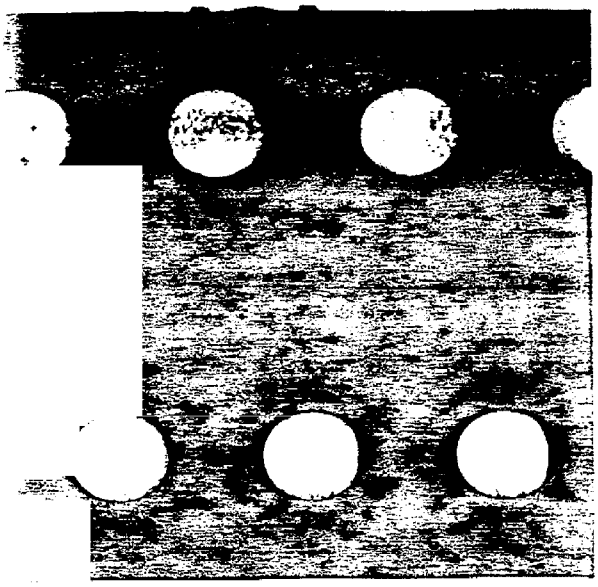
51106

IDENTIF. & REFERENCE

95 APR 13 AM 9:55

FEE AND RECORDING REGISTER
DAVIDSON COUNTY, TN.

0378 04/13 0101 03CHECK 144.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

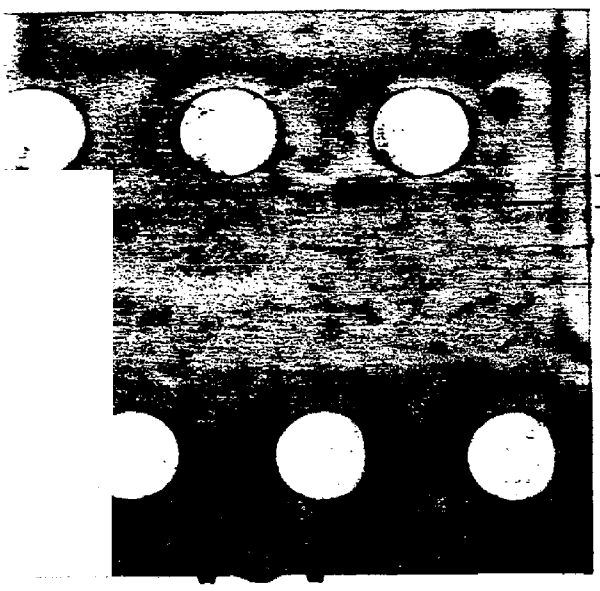
RECEIVED OF _____ BOOK 9644 PG 299

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05
04/13/95 01 09:55 0001 0378



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51106
IDENTIF. ✦ REFERENCE

95 APR 13 AM 9:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 899866