ADDRESS NEW OWNERS, AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FELIX & EMMA M. OSA-ONI (NAME)	FELIX & EMMA M. OSA-ONI (NAME)	
754 Benton Ave. (STREET ADDRESS OR ROUTE NUMBER)	754 Benton Ave (STREET ADDRESS)	105-10-227
Nashville, Tn (CITY) (STATE) (ZIP CODE)	Nashville, Tn (CITY) (STATE) (ZIP CODE)	

BOOK 9707 PG 425

WARRANTY DEED

For and in consideration of the sum of

Ten and no/100---------- DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Eloise V. Wood Oguno and husband Godfrey I. Oguno

have bargained and sold, and by these presents do transfer and convey unto the said FELIX OSA-ONI and EMMA M. OSA-ONI

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 on the Plan of C. S. Caldwell's Second Roycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lots Nos. 6 and 7 adjoin each other and front together 100 feet to the northerly side of Benton Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eloise V. Wood Oguno and husband Godfrey I. Oguno by deed from Libby D. Crawford, unmarried of record in Book 8509, page 46, Register's Office Davidson County, Tennessee.

0071817

IDENTIF. & REFERENCE

95 JUN 20 PM 2:16

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )

This is improved ( ) property, known as 754 Benton Ave. (House Number) (Street)

Nashville, Tn (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 31 day of May, 1995.

Eloise V. Wood Oguno

Godfrey I. Oguno

13248.HUD

BOOK 9707 PG 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jimmie D. Hawkins, a Notary Public in and for said County and State, the within named Eloise V. Wood Oguno and husband Godfrey I. Oguno

the bargainor _____, with whom I am personally acquainted, or proved to me on 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 Goodlettsville, this 31st day of May, 1995.

My commission expires 10/21/98 Notary Public Jimmie D. Hawkins

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $127,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Sworn to and subscribed before me
this 31st day of May, 1995.
My commission expires 3-25-1999 Notary Public

This instrument was prepared by:

Amqui Title & Escrow Company, Inc. 405 Two Mile Pike Goodlettsville, Tn. 37072
Name Address

WARRANTY DEED

FROM

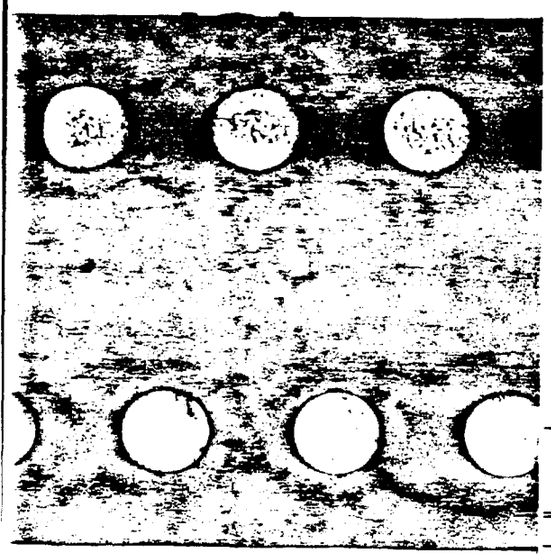
TO

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

478.90

13248.HUD



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

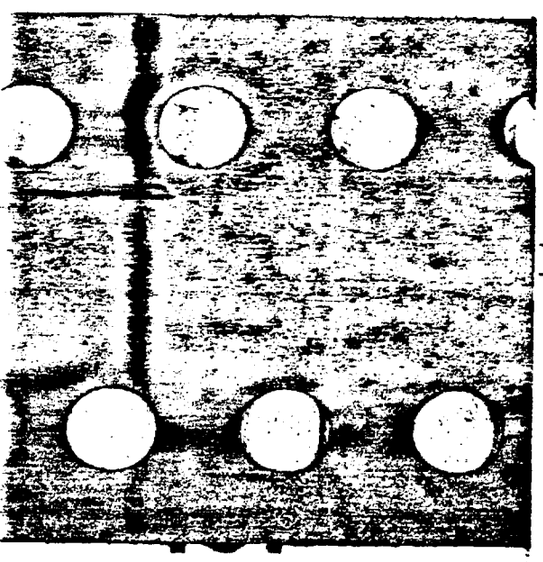
RECEIVED OF _____

FOR _____

BOOK 9707 PG 427

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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

06/20/95 01 14:17 0001 3178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00718 17
IDENTIF. ↑ REFERENCE

95 JUN 20 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922396