BOOK 9747 PG 867

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Ms. Juanetta Yvonne Williams et al (NAME)	Same (NAME)	
118 B Archwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11-183
Madison, Tn 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of

Ten and No/100---------- DOLLARS cash and other good and valuable consideration paid by Juanetta Yvonne Williams and Cheryl Denise Talley, including their assumption and agreement to pay the remaining principal balance due and owing on a certain promissory note in the original principal amount of $59,633.00 dated September 29, 1989, payable to First Republic Mortgage Corporation and secured by a deed of trust of even date therewith of record in Book 7952, Page 474, Register's Office for Davidson County, Tennessee, and their assumption and agreement to pay a promissory note in the original principal amount of $12,000.00 payable to American Finance Co. and secured by a deed of trust of even date therewith of record in Book 9689, Page 845, Register's Office for Davidson County, Tennessee, we, Felix Osa-Oni and Emma J. Maclin, now known as Emma Osa-Oni,

have bargained and sold, and by these presents do transfer and convey unto the said Juanetta Yvonne Williams and Cheryl Denise Talley

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 No. 1 on the Plan of Resubdivision of Lot No. 9 on the Plan of John W. Anderson Subdivision of Lot Four in the Anderson Estates, which plan is of record in Book 1835, Page 34, resubdivision of record in Book 6200, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Felix Osa-Oni and Emma J. Maclin by deed of record in Book 8641, Page 733, Register's Office for Davidson County, Tennessee. Emma J. Maclin is one and the same person as, and is now known as, Emma Osa-Oni.

0084785

IDENTIF. & REFERENCE

95 AUG -1 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )

This is improved ( ) property, known as 118 B Archwood Drive (House Number) (Street)

Madison, Tn 37115 (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 27 day of July, 1995.

Felix Osa-Oni
Felix Osa-Oni

Emma J. Maclin NKA Emma Osa-Oni
Emma J Maclin NKA Emma Osa-oni

13784.HUD

BOOK 9747 PG 863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State, the within named Felix Osa-Oni and Emma J Maclin NKA Emma Osa-oni

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 27th day of July, 1995.

My commission expires 1-27-96 Notary Public D Ronald Ingram

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 $71,900.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Juanetta Yvonne Williams

Sworn to and subscribed before me
this 27th day of July, 1995
My commission expires 1-27-96 Notary Public D. Ronald Ingram

This instrument was prepared by:

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

WARRANTY DEED

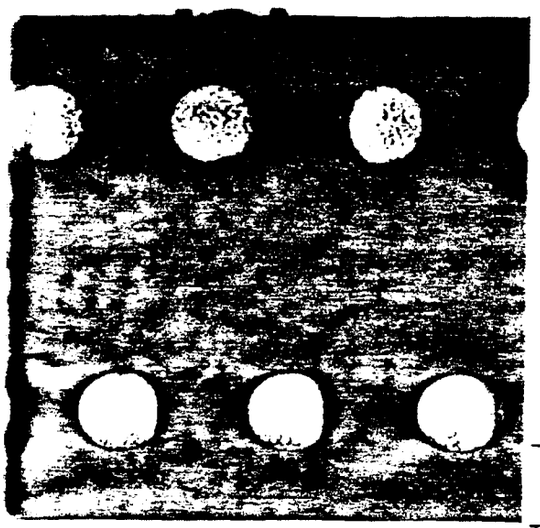
FROM

TO

7363 08/01 0101 03CHECK

275.03

13784.HUD



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

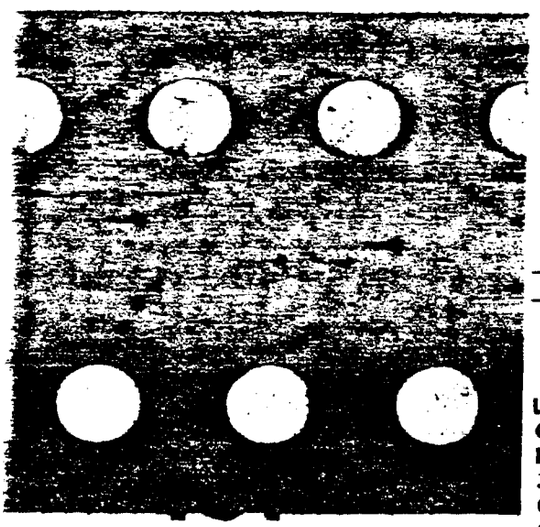
RECEIVED OF _____

FOR _____

BOOK 9747 PG 869

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 71900.00
CON TX 266.03
PRFEE 1.00
MDEED 8.00
TOTAL 275.03
CHECK 275.03

08/01/95 01 14:42 0001 7363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084785
IDENTIF. ↑ REFERENCE

95 AUG -1 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936400