RECORD AND RETURN TO:

FILE BOX 7
SATURN AND MAZER TITLE SERVICES, INC.

file#33277

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael O. Ogunkoya (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	149-2-D-2
708 Bishop Gate Road (ADDRESS)	6012 Wilmington Pike (ADDRESS)	2DX 7906
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Butler Builders, L.L.C

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael O. Ogunkoya and wife, Yewande O. Ogunkoya

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. 2 on the Plan of Piccadilly Subdivision, Section 4, a plat of which is of record in Book 6900, page 481, Register's Office for Davidson County, Tennessee to which plan reference is here made for an exact description of metes and bounds.

BEING the same property conveyed to Butler Builders, LLC by deed from Jerry Butler of record in Book 9778, Page 513, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIFICATION REFERENCE

95 AUG 30 PM 2:03

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

8352 08/30 0101 03CHECK 407.49

unimproved ( )
(is improved (X) property, known as 708 Bishop Gate Road, Antioch, TN 37013
(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 my hand this 18th day of August, 19 95

Butler Builders, L.L.C
By:

1-800-626-5427

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State the within named _____

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 _____ Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alan L. Saturn and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney in Fact and _____ respectively of the Butler Builders, L.L.C the within named bargainor, and corporation, and that he as such Attorney-in-Fact and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alan L. Saturn as such Attorney-in-Fact and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of August 19 95.

My commission expires 7/25/98

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ANN MAZER

WARRANTY DEED

FROM

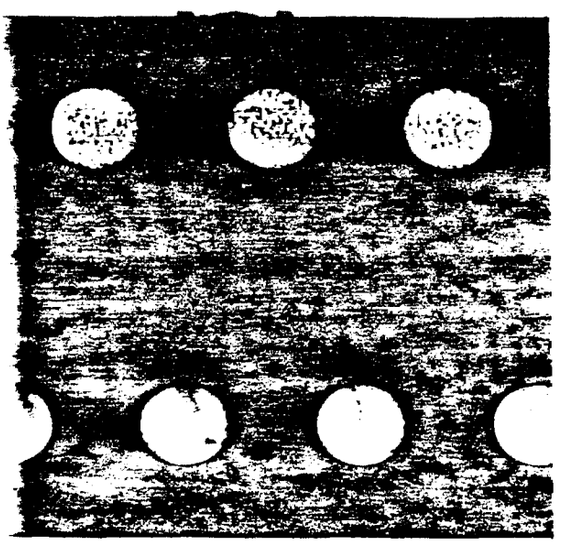
Butler Builders, L.L.C

TO

Michael O. Ogunkoya and wife, Yewande O. Ogunkoya

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



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

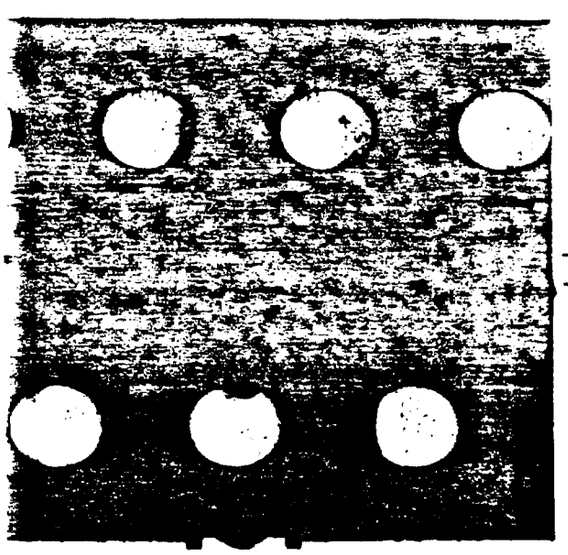
RECEIVED OF _____

FOR _____

BOOK 9778 PG 517

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 107700.00
CON TX 398.49
PRFEE 1.00
WDEED 8.00
TOTAL 407.49
CHECK 407.49

08/30/95 01 14:05 0001 8352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094914
IDENTIF. & REFERENCE

95 AUG 30 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947273