BOX #198
G#95-1-21

WARRANTY DEED

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Gideon Olaleye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
GIDEON OLALEYE (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 173-01
325 Cedarcreek Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 223
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219-1900 (CITY) (STATE) (ZIP)	FB #05DU-77029

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, 101 CONSTRUCTION COMPANY, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GIDEON OLALEYE AND WIFE, ESTHER OLALEYE

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. 28 on the Plan of Monte Carlo, Section V, as of record in Book 6250, Page 383, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to 101 Construction Company, by Quitclaim Deed from Cumberland Valley Trust Company, Trustee, for CVT Trust No. 20, of record in Book 9160, Page 604, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

RECEIVED FOR REFERENCE
96 JAN 23 AM 11:58
DAVIDSON COUNTY, TN

011,3295

unimproved ( )
This is improved (X) property, known as 325 Cedarcreek Drive, Nashville, TN 37211
(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 19th day of January 19 96

101 CONSTRUCTION COMPANY, A TENNESSEE CORPORATION

By:

SAEED SASSAN, PRESIDENT

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

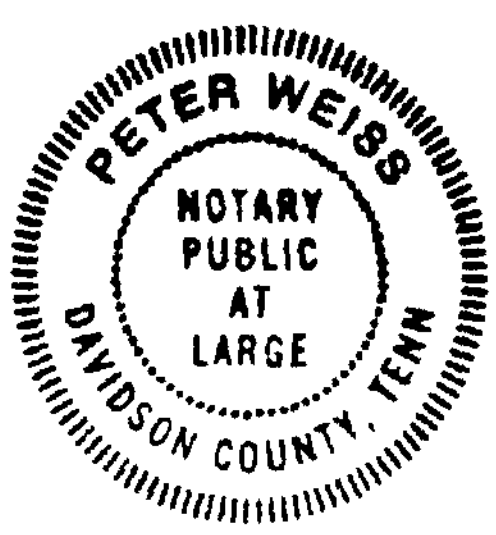
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SAEED SASSAN XXXX______________________ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President XXXX______________________ XXXXXXXXX of the 101 CONSTRUCTION COMPANY the within named bargainor, aXXcorporation, and that he as such President XXXX______________________ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said SAEED SASSAN as such President XXXXXXXXXXXXXXXXXXXXXX ______________________ XXXXXX______________________.

Witness my hand and official seal at office at Brentwood, TN on this the 19th day of January 1996.

My commission expires July 24, 1999

____
Notary Public





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9925 PG 158

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



DART
100000.00
CON TX 377.40
PRFEE 1.00
MDEED 8.00
TOTAL 386.40
386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/25/96 01 11:56 0001 0404

0143295
IDENTIF. # REFERENCE

95 JAN 23 AM 11:54
DAVIDSON COUNTY, TN.

No. 998681