PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9940PG628

W & I Ref: 0 Title No: 37374
Dav. Co. File: Box 8/mJ

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deji Ogundiya, D.D.S. 1801 Church Street Nashville, Tennessee 37203	SAME

TAX MAP-PARCEL NUMBERS: 92-12-380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert C. Owen, and spouse Carole Owen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Deji Ogundiya, D.D.S., unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 948 on the plan of Boyd Home Tract, as record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 fronts 50 feet on the southerly side of Church Street as widened and runs back between parallel lines with the westerly margin of 18th Avenue North, formerly Ewing Street, 172 1/2 feet to an alley.

This instrument is executed on behalf of Robert C. Owen, M.D. by Tom Andrews as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1801 Church Street, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1996.

Robert C. Owen
Robert C. Owen, By: Tom Andrews, Atty-In-Fact

Carole Owen
Carole Owen

BOOK 9940PG629

State of Tennessee
County of Davidson

On this 30th day of January, 1996, before me the undersigned authority, personally appeared **Carole Owen** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240000.00

Affiant

Sworn and subscribed before me on the 30th day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

5490 02/07 0101 03CHECK 901.00

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tom Andrews**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert C. Owen, M.D.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert C. Owen

TO: Deji Ogundiya, D.D.S.

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

96 FEB -7 AM 10:29
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

011,8036
IDENTIFICATION REFERENCE

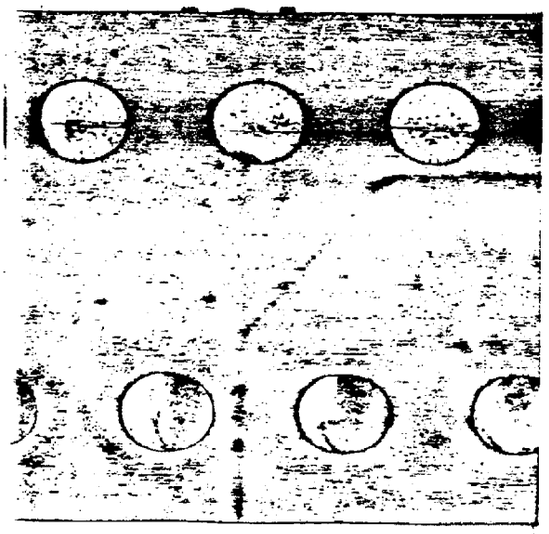
Tom Andrews, Affiant

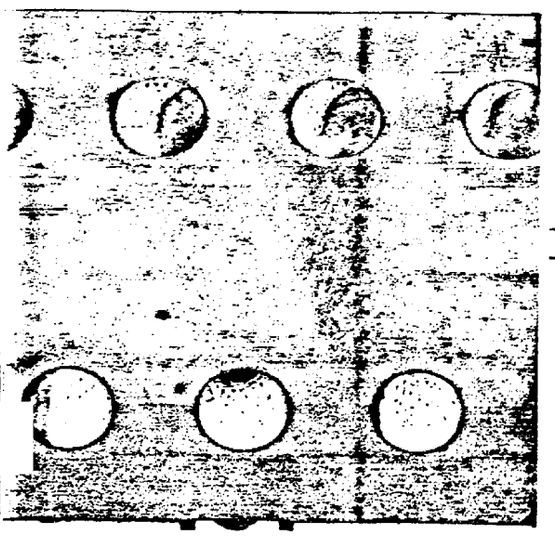
Sworn to and subscribed before me this
30th day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires:_____





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 631

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
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 12.00
TOTAL ~~901.00~~
CHECK ~~901.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 10:30 0001 5490

0148036
IDENTIF. ↑ REFERENCE

96 FEB -7 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003712