NAME AND ADDRESS OF NEW OWNERS:
Kingsley Aham Onuobia
624 Sue Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Franklin American Mortgage Company
214 Overlook Court, #150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 10370 PG 335

WARRANTY DEED

(Map 162-10, Parcel 97)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **John H. Conner and Vivien L. Conner, husband and wife**, have bargained and sold and do hereby transfer and convey unto **Kingsley Aham Onuobia, unmarried**, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 97, BROOK-VIEW-ESTATES, SECTION 2, according to plat and survey of record in Plat Book 4460, page 163, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to John H. Conner and Vivien L. Conner, husband and wife by Warranty Deed of record in Deed Book 7237, page 719, of the Register's Office of Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Deed Book 4689, page 561; 2 1/2 ' x 25' Utility Anchor Easements at both front corners; Sanitary Sewer easement across the rear 20' of lot; 30 ft. minimum building setback line along front of lot; 20 ft. public utility and drainage easement along rear of lot; any and all matters of record and as shown in Plat Book 4460, page 561; all of the Register's Office of Davidson County, Tennessee.

0279205
IDENTIF. & REFERENCE

97 MAR -5 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs, and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the grantee.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 28th day of February, 1997.

John H. Conner

Vivien L. Conner

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **John H. Conner and Vivien L. Conner, husband and wife**, the within named bargainors, 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, this 28th day of February, 1997.

My Commission Expires:
5/28/2000

Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, infomation, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$104,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

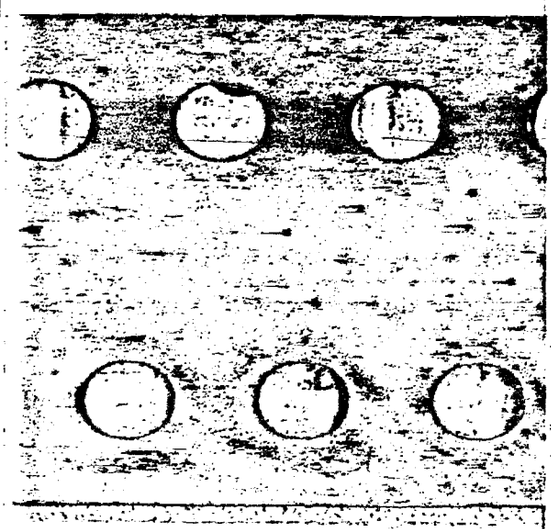
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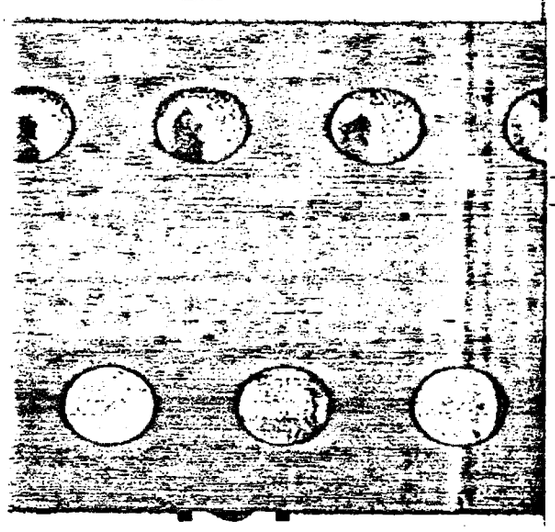
Subscribed and sworn to before me this 28th day of February, 1997.

My Commission Expires:
5/28/2000

Notary Public

3026 03/05 0101 03CHECK 397.13





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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 337

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 104900.00
CON TX 388.13
PRFEE 1.00
WDEED 8.00
TOTAL 397.13
CHECK 397.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3026

0279205
IDENTIF. & REFERENCE

97 MAR -5 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123414