Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 10396 PG 321

ADDRESS OF NEW OWNER:
Sankofa Enterprises
c/o Monica D. Edwards, Trustee
112 Stahlman Building
Nashville, TN 37201

SEND TAX BILLS TO:
Same

MAP: 71-01
Parcel 088
13DA 43903

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY EIGHT THOUSAND ($58,000.00) DOLLARS, ALVIN SINGH and wife, **BARBRA SINGH,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SANKOFA ENTERPRISES,** (a General Partnership) GRANTEE herein, its successors and/or assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> **BEING** Lot No. 2, Treppard Heights, Section 11, Re-subdivision of Lots 42-43, of record in Plat Book 3842, Page 26, Register's Office for Davidson County, to which reference is hereby made for a more complete description.
>
> **BEING** the same property conveyed to Alvin Singh and wife, Barbra Singh by deed from David Jones, heir of Carrie C. Jones, of record in Book 10363, Page 219, Register's Office for Davidson County, Tennessee.
>
> **THIS** conveyance is subject to any and all existing easements, restrictions and building setback lines of record.
>
> **SUBJECT** to restriction filed of record in Book 3987, Page 193, Register's Office for Davidson County, Tennessee.
>
> **SUBJECT** to any and all matters shown of record in Book 3842, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as 3238 West Hamilton Avenue, Nashville, Tennessee 37218.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and/or assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and/or assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of March, 1997.

ALVIN SINGH

BARBRA SINGH

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALVIN SINGH** and wife, **BARBRA SINGH**, 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 at Nashville, Davidson County, Tennessee, this 24th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 7-12-2000

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer or value of property (whichever is greater) is **FIFTY EIGHT THOUSAND ($58,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

SWORN to and **SUBSCRIBED** before me this 31st day of March, 1997.

NOTARY PUBLIC

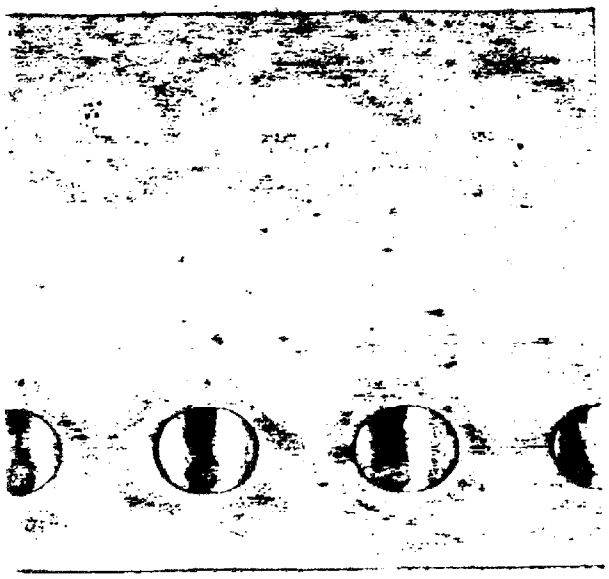
My Commission Expires: 11/27/99

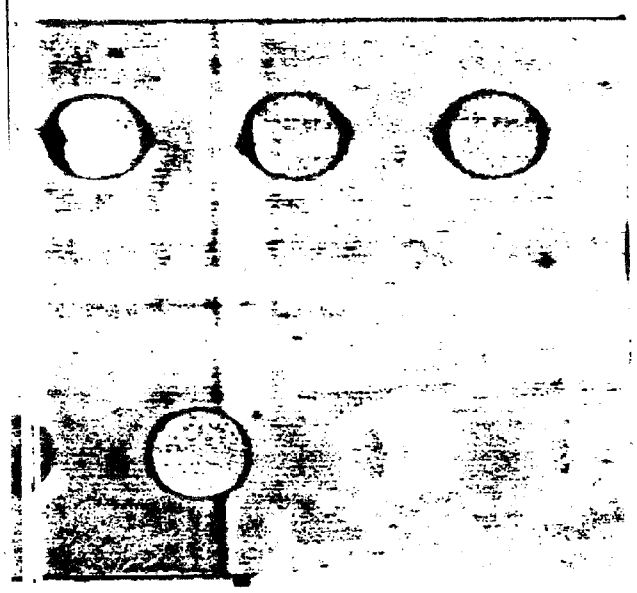
0288512
IDENTIF. & REFERENCE

97 MAR 31 PM 1:37
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1000 3/31 0.01 0.00 0.00 2.00





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

RECEIVED OF _____

FOR _____

BOOK 10396 PG 323

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	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
TOTAL	223.60
CHECK	223.60

03/31/97 01 13:34 0001 3000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02885 12
IDENTIF. ↑ REFERENCE

97 MAR 31 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133278