BOOK 10714 PG 370

| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [Felix Osa Oni | [New Owner | ] ] |
| [2037 Jefferson Street | [ | ] Map 092-03-0 ] |
| [Nashville, TN 37208 | [ | ]Parcel 403.00 ] |
| [ | [ | ] ] |
| [This instrument prepared by: Joseph V. Ferrelli, Attorney, | | ] |
| [ 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. | | ] |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mary Bell Crossman, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Felix Osa Oni (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**TRACT I**

**That part of Lots 3 and 4 lying easterly of a line parallel with and 50 feet easterly from the center line of the Grantor's main track, all in J. A. Jewett's Subdivision of Lot No. 3 as recorded in Book 57, page 67, situated at Nashville, Davidson County, Tennessee, unimproved property.**

**Being the same property conveyed to W. L. Bell by Warranty Deed from Illinois Central Railroad Company of record in Book 4551, page 362, said Register's Office for Davidson County, Tennessee. W. L. Bell having since died and leaving Mary Lee Bell as sole beneficiary. Mary Lee Bell having since died and leaving Mary Bell Crossman as sole beneficiary of the Estate of Mary Lee Bell.**

**TRACT II**

**Land in Davidson County, Tennessee, being part of the railroad right-of-way of the old Illinois Central Gulf Railroad Company and now known as the MAC&N Railroad and more specifically being approximately 297 square feet, more or less, of the railroad property as outlined on the print attached hereto and made a part hereof.**

**Being the same property conveyed to W.L. Bell by Tennessee Special Warranty Deed from Cheatham County Rail Authority of record in Book 7988, page 596, said Register's Office for Davidson County, Tennessee. W. L. Bell having since died and leaving Mary Lee Bell as sole beneficiary. Mary Lee Bell having since died and leaving Mary Bell Crossman as sole beneficiary of the Estate of Mary Lee Bell.**

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

The above described real property is not the homestead of Mary Bell Crossman and never has been and is investment property owned by Mary Bell Crossman.

This is improved property commonly known as 2037 Jefferson Street, Nashville, Tennessee 37208.

4702

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $52,500.00.
[
[

Felix Ben-Oni
Affiant

[Subscribed and sworn to before me this
[2nd day of December, 1997.
[
[

Joseph V. Farrell
Notary Public

[ My Commission Expires 9/23/2000

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of December, 1997.

Mary Bell Crossman

**Mary Bell Crossman**

**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 **Mary Bell Crossman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1997.**

JOSEPH V. FARRELL NOTARY PUBLIC STATE OF TENN. AT LARGE

Joseph V Farrell
NOTARY PUBLIC

**My Commission Expires:** 9/23/2000

9169 12/09 0101 03CHECK 203.25

97 DEC -9 PM 2:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0378312

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10714 PG 372

| | | |
|---|---|---|
| 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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
TOTAL 203.25
CHECK 203.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/09/97 08:51 0001 9169

0378312
IDENTIF. ↑ REFERENCE

97 DEC -9 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1229960