IDENTIF. # REFERENCE
0396-4666

BOOK 10744 PG 989

98 JAN -5 AM 9:03

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sunny Owunnah and wife, Mary Owunnah by and through her attorney in fact, Sunny Owunnah,** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Scott Shetler,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of Dec, 1997.

8096 01/05 0101 03CHECK 170.25

Sunny Owunnah
SUNNY OWUNNAH

Mary Owunnah by Attn in fact Sunny Owunnah
MARY OWUNNAH by attorney in fact SUNNY OWUNNAH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sunny Owunnah and wife, Mary Owunnah by and through her attorney in fact, Sunny Owunnah,** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 23 day of Dec., 1997.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melody Wilson
Affiant

Subscribed and sworn to before me this 23 day of Dec, 1997.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 82, Group 8, Parcel 278.00

ADDRESS NEW OWNER:
Scott Shetler
706 McFerrin Avenue
Nashville, TN

SEND TAX BILLS TO:
Same

BOOK 10744 PG 991

EXHIBIT A

A piece of real property in Davidson County, Tennessee, described as follows:

Lot 4 on the plan of Hart's Addition, as shown on the plat of record in Book 0057, page 129, Register's Office for Davidson County (RODC).

Being the same property conveyed to Sunny Chibuoke Owunnah and wife, Mary Evelyn Owunnah by Warranty Deed from George Sands and his wife, Juanita Sands, dated February 15, 1989 and recorded February 23, 1989 in Book 7778, page 419, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10744 PG 992

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	42500.00
CON TX	157.25
PRFEE	1.00
WDEED	12.00
TOTAL	170.25
CHECK	170.25

01/05/98 01 09:08 0001 8096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0386465
IDENTIF. ↑ REFERENCE

98 JAN -5 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238775

1-5-98

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BOOK 10744 PG 993

BOOK 10744 PG 994

BOOK 10744 PG 995

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