BOOK 10773 PG 754 Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Jennifer Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 1998.

Lori Hollaway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celestin H. Ndagije	Tucker Federal Bank d/b/a Prime Lending	133-12184
(NAME)	(NAME)	
412 Dawn Drive	P.O. Box 211788	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Augusta,Georgia 30917-1788	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LYNN E. BROOKINS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CELESTIN H. NDAGIJE AND WIFE CYNTHIA D. MUKAMANA** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Greenwood Hills Section 2 of record in Plat Book 4955, Page 31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lynn E. Downs by deed of record in Book 9035, Page 823, Register's Office for Davidson County, Tennessee.

Lynn E. Brookins F/K/A Lynn E. Downs

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 412 Dawn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of January, 1998.

Lynn E. Brookins
Lynn E. Brookins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Hollway, a Notary Public in and for said County and State, the within named Lynn E. Brookins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of January, 1998

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9, 1999

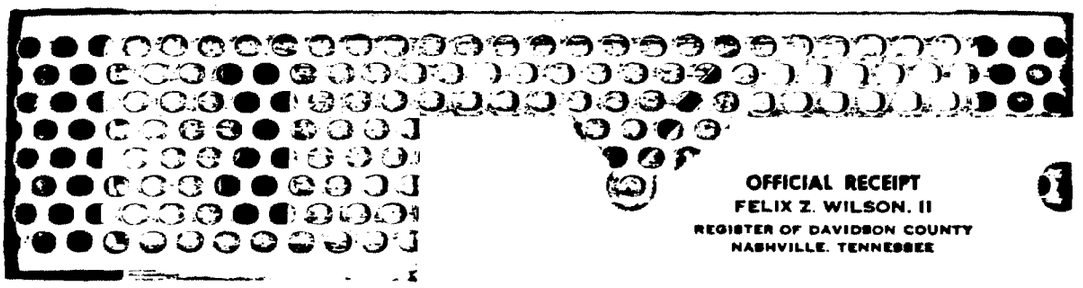
Lori Hollway
Lori Hollway Notary Public

0395007

IDENTIF. & REFERENCE

98 JAN 29 PM 2:30

0309 01/29/98 13:03CHECK 323.50



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

RECEIVED OF _____

FOR _____

BOOK 10773 PG 755

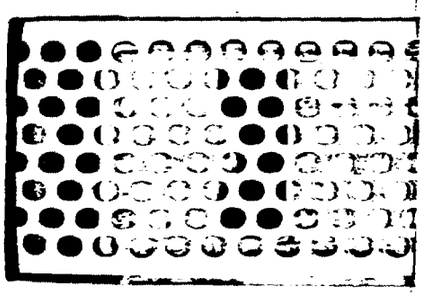
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

01/29/98 01 14:34 0001 7309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395007
IDENTIF. & REFERENCE

98 JAN 29 PM 2:30

DAVIDSON COUNTY, TN.

No.1247889