BOOK 10804 PG 190

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00** Yekinni J. Uwaifo Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE TWENTIETH DAY OF FEBRUARY, 1998. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 22, 1999.** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YEKINNI J. UWAIFO, ET UX	**SAME**	**58-16 49**
(NAME) **4025 CLARKSVILLE HWY**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **JERRY LEE GOODFRED AND WIFE, JACQUELINE RENEE GOODFRED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YEKINNI J. UWAIFO AND WIFE, DOROTHY ELLIS UWAIFO** , 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. 9 on Block "BB" on the revised plan of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 100 feet on the west side of Tennessee Highway No. 112 and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jerry Lee Goodfred and wife, Jacqueline Renee Goodfred by deed from Christine Head and Richard Head of record in Book 5885, page 720, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, conditions and restrictions of record which may affect said property.

6359 02/23 0101 03CHECK 340.00

unimproved ( )
This is improved(X) property, known as **4025 CLARKSVILLE HWY, NASHVILLE, TN 37218**
(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 our hand(s) this 20th day of February, 1998.

Jerry Lee Goodfred

JERRY LEE GOODFRED

Jacqueline Renee Goodfred

JACQUELINE RENEE GOODFRED

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 Jerry Lee Goodfred and Jacqueline Renee Goodfred, the bargainor(s), 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, Tennessee this 20th day of February, 1998

Commission expires: **November 27, 1999.**

Deborah D. Baker

Notary Public

STATE

0403461

98 FEB 23 AM 11:10

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10804 PG 192

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

DAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

02/23/98 01 11:08 0001 6359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403461

98 FEB 23 AM 11:10

IDENTIFICATION

No.1256847