WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002. 5/26/2002
(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
Henry Onyejiaka	Tucker Federal Bank d/b/a Prime Lending	150-3-41
(NAME)	(NAME)	
3405 Timber Trail	P.O. Box 211788	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Augusta, GA 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, Jerry Shew and wife, Naomi Shew and Ruth Shew, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Onyejiaka, married, 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. 27 on the Plan of The Country Subdivision Section 2 of record in Plat Book 5050, Page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry Shew and wife, Naomi Shew by deed of record in Book 9516, Page 669, Register's Office for County, Tennessee.

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

This instrument is executed on behalf of Ruth Shew by Jerry Shew as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10415, Page 551, in the Register's Office for County, Tennessee.

Ruth Shew and Ruth N. Shew being one and the same person

This conveyance subject to the 1998 Davidson County taxes, a lien but not yet due and payable and any subsequent years; Restrictive Covenants, of record in Book 5111, Page 606, and subject to all matters shown on the Plan of record in Book 5050, Page 40, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 3405 Timber Trail, Antioch, TN 37013
(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 and 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.

0469516
IDENTIF. & REFERENCE

98 AUG -3 AM 8:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 24th day of July, 1998.

Ruth Shew by Jerry Shew
Ruth Shew
Attorney - In Fact

Jerry Shew
Jerry Shew

Naomi Shew
Naomi Shew

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jerry Shew and wife, Naomi Shew and Ruth Shew the 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, Tennessee, this 24th day of July, 1998.

Victor Hazelwood
Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

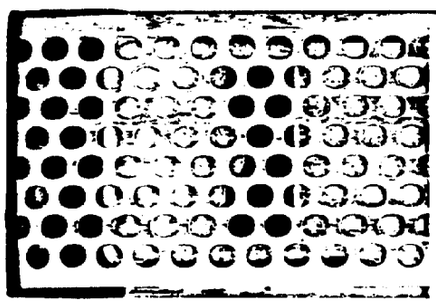
On this 7/24/98 before me personally appeared Jerry Shew, the person who executed the foregoing instrument for the bargainor of Ruth N. Shew, and acknowledged that he executed the same as the free act and deed of the said Ruth N. Shew, through Power of Attorney granted him, by the said Ruth N. Shew.

Victor Hazelwood
Notary Public

Commission Expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1110 08/03 0101 03CHECK 432.80



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

RECEIVED OF _____

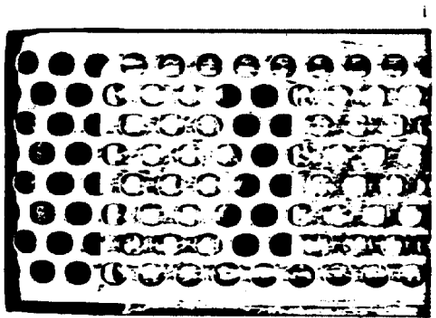
FOR _____

BOOK 11045 PAGE 856

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 114000.00
				CON TX 421.80
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 432.80
				CHECK 432.80
		08/03/98	01	08:17 0001 1110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469516
IDENTIF. ◆ REFERENCE
98 AUG -3 AM 8:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326719