WARRANTY DEED

BOOK 11287 PAGE 921

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires November 4, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Rasheed A Balogun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 98

B T Hodge
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
mail SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rasheed A. Balogun (NAME)	Tucker Federal Bank (NAME)	Map 176-5A
6728 Birchbrook Drive (ADDRESS)	P.O. Box 211788 (ADDRESS)	Parcel 21
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, James Douglas Marable and wife, Kimberly H. Marable

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rasheed A. Balogun and wife, Idayat Balogun

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. 38 on the Plan of Hickory Woods Estates, Section "C", as of record in Plan Book 6900, pages 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Douglas Marable and wife, Kimberly H. Marable, by deed from Holigan Family Investments, Inc., of record in Book 10278, page 913, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the 1999 County Taxes and any subsequent years; Restrictive Covenants contained in an instrument of record in Book 9678, page 187, and subject to all matters as shown on the plan of record in Plan Book 6900, pages 885, 886 and 887, all in the Register's Office for Davidson County, Tennessee.

05341197

IDENTIFIER & REFERENCE

99 JAN -7 PM 3:4

ILL G... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6728 Birchbrook Drive, Antioch, Tennessee 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.

Witness our hand s this 31st day of December 19 98

James Douglas Marable
James Douglas Marable

Kimberly H. Marable
Kimberly H. Marable

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Douglas Marable and wife, Kimberly H. Marable

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 Brentwood, Tennessee, this 31st day of December 19 98.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

0070
01/07 0101 03CHECK 519.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11287 PAGE 923

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

	CAMT
	137500.00
CON TX	508.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	519.75
CHECK	519.75

01/07/99 01 15:41 0001 0070

0534 197
LEGIBLE REFERENCE

99 JAN -7 PM 3:44
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409445