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BOOK 11384 PG. 493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00
Susan G. Clanton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF March, 1999

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 2, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN G. CLANTON	FIRST REPUBLIC MORTGAGE	83-7-174
(NAME)	(NAME)	
710 SKYVIEW DRIVE	3212 WEST END AVENUE, SUITE 500	15DA-48145
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	NASHVILLE, TN 37203	
(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, MODUPE I. OSARO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN G. CLANTON, UNMARRIED

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 the southerly part of Lot No. 20, on the Plan of ROLLING ACRES NO. TWO, SECTION ONE, of record in Book 1424, page 45, Register's Office for DAVIDSON County, Tennessee.

BEGINNING at a point in the easterly margin of SKYVIEW DRIVE, at the corner of Lot Nos. 20 and 21; thence easterly 135.05 feet, more or less, to a point in the easterly line of Lot No. 20, which point is 7 feet South of the corner of Lot Nos. 20 and 21; thence southerly 66 feet to the corner of Lot Nos. 19 and 20; thence with the line between said lots, westerly 135 feet to the easterly margin of SKYVIEW DRIVE; thence with the margin of the same, northerly 75 feet to the point of BEGINNING.

BEING the same property conveyed to MODUPE I. OSARO, by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 10112, page 335, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated January 29, 1999, made by:
LESLIE FLOWERS, License No. 1659
*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 710 SKYVIEW DRIVE, NASHVILLE, TN 37206
(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 my hand this 12th day of March, 19 99

MODUPE I. OSARO

99 MAR 15 PM 1:13
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
0101 02/27/99 314.00
02CHECK

IDENTIF. & REFERENCE
056/220

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 MONIQUE I. OSERO, UNMARRIED

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12th day of March, 19 99

Commission expires May 27, 2001

I. DYKE TATUM
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

***** CONTINUATION**

JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

05612220

IDENTIF. # REFERENCE

99MAR 15 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

03/15/99 01 13:13 0001 8704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437835