Box 5

BOOK 11518 PG. 51

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00.

Cathy Hardaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 1999.

Dorothy Blevins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/12/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker Suite 1R, 631 Second Avenue South, Nashville, Tennessee 37210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Osa Eguakun and wife Donna Eguakun 721 Joseph Street Nashville, Tennessee 37207	Same	087-07-0-197.00

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 AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CUMBERLAND BUILDERS, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JERRY OSA EGUAKUN AND WIFE, DONNA EGUAKUN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING Lot No. 11 on the Plan of Townwood Homes, Section 1, of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed James C. Waddell and wife, Marion Waddell, by deed from Paul D. Hurd and wife, Sarah L. Hurd, of record in Book 5369, Page 980, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cumberland Builders, Inc., a Tennessee corporation, by instrument from James C. Waddell and wife, Marion Waddell, of record in Book 7397, page 661, Register's Office for Davidson County, Tennessee.

Conveyance subject to restrictions of record in Book 3368, Page 23, and Book 3611, Page 545, Register's Office for Davidson County, Tennessee.

Conveyance is subject to owners certificate, notations and building set back lines as shown on the plan of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 721 Joseph Avenue, Nashville, Tennessee 37207.

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 so 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 successors and assigns, to warrant and forever defend the title 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 1st day of June, 1999.

CUMBERLAND BUILDERS, INC.

By: Cathy Hardaway
Cathy Hardaway

Its: Vice-President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cathy Hardaway, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice-President of Cumberland Builders, Inc. and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 1999.

Notary Public

My commission expires 5/12/2004

99 JUN -8 PM 1:11
0597350
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.
70.00 09/08 0101 03CHECK 175.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 53

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

0597350

99 JUN -8 PM 1:12

REGISTER
DAVIDSON COUNTY, TN

			CAMT	44500.00
			CON TX	164.65
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	175.65
			CHECK	175.65
06/08/99	01	13:15	0001	7069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471548