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PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 105-14-149

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **November, 1999** between **J. V. Beall** , GRANTOR, and **Olumese Richard Okojie** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**,, County of **DAVIDSON**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING the southerly 45 feet of Lot Number 27 of Block 18 on the Plan of Yarbrough's Subdivision of Woodland, of record in Plat Book 161 at page 87, Register's Office for Davidson County, Tennessee.

SAID part of Lot Number 27 fronts 45 feet on the westerly side of Lindell, formerly Wilson Avenue, and runs back between parallel lines 167-1/2 feet to an alley. This description being the same as the previous deed of record.

Being the same property conveyed to J. V. Beall by Trustee's Deed executed by D. W. McMackin, Substitute Trustee, of record in Book 11712, page 435, said Register's Office.

This conveyance is made subject the (a) all matters shown on the plan of record in Book 161, page 87, said Register's Office; (b) any and all easements, setback lines and restrictive covenants of record in the said Registers' Office; and, (c) taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

This property is investment property and is not nor has it ever been the principal residence of the Grantor or his spouse.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

J. V. Beall
Signature of Seller

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

$262.60

0219 11/04 0101 03CHECK

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **J. V. Beall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

My Commission Expires 7-27-2002

Name and Address of Property Owner:

Olumese Richard Okojie

Property Address:

2205 A & B Lindell Avenue
Nashville, TN 37204

Person Responsible for Taxes:

Same

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$68,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **November, 1999.**

Notary Public

My Commission Expires: _____

My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

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

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0654513

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 262.60
CHECK 262.60

11/04/99 01 14:45 0001 8219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535953