THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:200002140014565 Page: 1 OF 3
REC'D FOR REC 02/14/2000 10:11:38AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $925.00

Tax Map 148
Parcel 282

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this the 10th day of February, 2000.

My Commission Expires: 7-27-2002

Notary Public

ANGELA A. RAMSEY NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
BABAJIDE AND OYTUNEDE BAMIGBOYE	SAME
(Name)	(Name)
2031 Antioch Pike	
(Street Address)	(Street Address)
Nashville, TN 37013	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **GARY R. HERNANDEZ**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **BABAJIDE A. BAMIGBOYE and wife, OYETUNDE TEMILOLA BAMIGBOYE**, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property known as: 2031 Antioch Pike
Nashville, Tennessee 37213

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused his name to be affixed hereto on this 10th day of February, 2000.

GARY R. HERNANDEZ

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 **GARY R. HERNANDEZ,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that he executed the within instrument for the purposes therein contained.

10th WITNESS my hand and official seal at Nashville, Tennessee, this day of February, 2000.

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-27-2002

j:bamigboye.WD

EXHIBIT "A"

Land in the 28th councilmanic district of Nashville, Davidson County, Tennessee, being shown as Lot 2 on the plan of the RESUBDIVISION OF CREEKSIDE CENTRE, recorded in Plat Book 6900, page 773, Register's Office for said county and more particularly described as follows:

Beginning in the southerly right-of-way of Antioch Pike, approximately 338 feet east of the intersection of said Antioch Pike and the center of Mill Creek;

Thence with a curve to the left, having a radius of 1940.86 feet, a distance of 63.10 feet to an iron pin;

Thence leaving said right of way S 52° 28' 53" W, 174.95 feet to an iron pin;

Thence N 37° 32' 18" W, 57.96 feet to an iron pin;
Thence S 53° 03' 50" W, 5.07 feet to an iron pin;
Thence N 37° 30' 44" W, 27.20 feet to an iron pin;

Thence along a curve to the right, having a radius of 695.00 feet, distance of 162.18 feet to an iron pin at the beginning of a curve;

Thence along a curve to the right, having a radius of 30.00 feet, a distance 29.06 feet to the point of beginning and containing 0.34 acres, more or less according to a survey by Patrick S. Coode, Tennessee No. 855, John Kohl and Company, P.C., dated February 3, 2000.

Being the same property conveyed to Gary R. Hernandez and wife, Rita Hernandez, by Deed of record in Book 8450, page 312, and being further conveyed to Gary R. Hernandez by Quitclaim Deed of record in Book 10827, page 632, Register's Office for Davidson County, Tennessee.