After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

Instr:200002180016474 Page: 1 OF 3
REC'D FOR REC 02/18/2000 11:02:44AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $196.10

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Continental Financial Services, Inc.** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Raphael C. Nwagwu,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 11 day of February, 2000.

BY: _____ 02/11/00
Continental Financial Services, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lucky Ebizugbe, President of Continental Financial Services, Inc.**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 11 day of February, 2000.

_____
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 5-28-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11 day of February, 2000.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 69 Group 04 Parcel 49.00

ADDRESS NEW OWNER:
Raphael C. Nwagwu
607 Frith Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Same

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 24 of Block "EE" on the Revised Plan of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Continental Financial Services, Inc. by Warranty Deed from Delores J. Jennings dated January 25, 2000 and recorded 20000214001 4605, ~~in Book _____, page _____~~; Register's Office for Davidson County, Tennessee.