After Recording ~~Return To~~:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Instr:200005030044267 Page: 1 OF 3
REC'D FOR REC 05/03/2000 8:17:58AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $259.00

# 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, **BONIFACE OKPALEKE, UNMARRIED,** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **YOLANDA M. BAILEY** (hereinafter referred to as "Grantee") 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), 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, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

**Witness our hands this** 25 **day of** April **, 2000.**

Boniface Okpaleke
**BONIFACE OKPALEKE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BONIFACE OKPALEKE**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of said corporation, and acknowledged that he executed the same as her free act and deed for the purposes therein contained.

**Witness my hand and official seal this** 25 **day of** April, **2000.**

Mary T. Hurst
**Notary Public**

**My Commission Expires:** _____

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY, TENNESSEE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Yolanda Bailey
**Affiant**

**Subscribed and sworn to before me this** 25 **day of** April, **2000.**

Mary T. Hurst
**Notary Public**

My Commission Expires: _____

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

**MAP AND PARCEL NUMBER: 71-15-338**

**Property Address: 1217 North Second St., Nashville, TN 37207**

**ADDRESS NEW OWNER:**

**Yolonda M. Bailey**
**1217 North 2nd Street**
**Nashville, TN 37207**

**SEND TAX BILLS TO:**

**Same**

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO 73 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH
AND BEING MORE FULLY DESCRIBED IN A DEED DATED 01/03/90 AND RECORDED 01/03/90 IN DEED BOOK 8017, PAGE 706 IN COUNTY, .

EXHIBIT "A"