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

Eldo A. Ostaile
1931 Pinehurst Dr.
Nashville, TN 37216

ASSUMPTION 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, **MICHAEL V. GRAVES,** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **ELDO A. OSATILE AND WIFE, MABLE A. ATEKHA-OSATILE** (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

Davidson County DEEDWARR
Recvd: 09/07/00 10:02 3pgs
Fees:15.00 Taxes:266.40
20000907-0088464

This conveyance is made subject to any and all easements, restrictive covenants and the obligation to pay that note, including the assumption of that certain Deed of Trust, in favor of Troy & Nichols, Inc. executed by Lindsey Joe Nichols and wife, Catherine J. Nichols, dated October 2, 1989, as recorded in Book 7954, page 333, Register's Office for Davidson County, Tennessee.

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 30th **day of** August **, 2000.**

MICHAEL V. GRAVES

Eldo Osatile 8/30/00
ELDO A. OSATILE

8-30-00
MABEL A. ATEKHA-OSATILE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MICHAEL V. GRAVES**, 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 and acknowledged

that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th **day of** August, **2000.**

Notary Public

My Commission Expires: _____

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ELDO A. OSATILE AND MABEL A. ATEKHA OSATILE**, 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 and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th **day of** August, **2000.**

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$72,000.00** 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 30th **day of** August, **2000.**

Notary Public

My Commission Expires: 02-22-2004

THIS INSTRUMENT PREPARED BY:

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

MAP AND PARCEL NUMBERS: Map 133, Group 12, Parcel 40

ADDRESS NEW OWNER:
ELDO A. OSTAILE
1931 Pinehurst Dr.
Nashville, TN
37216

SEND TAX BILLS TO
SAME

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Windsor Park, as of record in Book 3600, Page 64, said Register's Office.

Said Lot No. 102 fronts 70 feet on the easterly side of Benita Drive and runs back 164.88 feet on the northerly line and 165.02 feet on the southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Michael V. Graves by Quitclaim Deed from Darryl E. Frierson, a single individual, dated September 27, 1996 and recorded September 27, 1996 in Book 10205, Page 312, Register's Office for Davidson County, Tennessee