Return after recording to John T. Cook, P.C. Dav. Co. File Box 14-A jtc file no. 13970-1

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,000.00**

X J.J. Love
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF FEBRUARY, 2001**

Notary Public

MY COMMISSION EXPIRES:. 1-29-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/27/01 13:40 2pgs
Fees:11.00 Taxes:410.70

20010227-0018145

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escsrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Dayton	Countrywide Home Loans	**Map 162-5, Parcel 136**
(NAME)	(NAME)	
5428 Country Drive	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emmanual Onivi, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DAYTON AND WIFE, DORA E. DAYTON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hickory Valley, Section 2, as of record in Book 4175, Page 158, Register's Office for said County, to which plan reference is hereby made for a more accurate legal description.

Being the same property conveyed to Emmanual Onaivi by deed of record in Book 10552, Page 894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Emmanuel Onaivi by J.J. Love as his Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5428 Country Drive, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **my/our hand(s)** this **23rd day of February, 2001**.

Emmanuel Onaivi

Emmanuel Onaivi

By: J. J. Love Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 23rd day of February, 2001 before me personally appeared J. J. Love, the person who executed the foregoing instrument on behalf of Emmanuel Onaivi, and acknowledged that she executed the same as the free act and deed of the said Emmanuel Onaivi, through Power of Attorney granted her, by the said Emmanuel Onaivi.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

Commission Expires:
1-29-05