WARRANTY DEED

TRACY L. LOY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Osa-Oni (NAME)	New Owner (NAME)	059-16-0-011.00
2517 Gardner Lane (ADDRESS)	2517 Gardner Lane (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (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, Joseph K. Petway Jr. Meredith P. Petway, Janet Thompson the only Heirs at Law for Joseph K. Petway Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felix Osa-Oni and wife, Emma Osa-Oni

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. 26 on the Plan of Haynes Heights, Section II, as of record in Book 2331, pages 58 & 59, Register's Office for said County.

Said Lot No. 26 fronts 100 feet on the easterly side of Gardner Lane and runs back 329.2 feet on the north line and 327.4 feet on the south line in a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Joseph K. Petway, Sr., Trustee by Quitclaim Deed from Joseph K. Petway of record in Book 9142, page 679, Register's Office for Davidson County, Tennessee. The said Joseph K. Petway Sr. having since died.

Davidson County DEEDWARR
Recvd: 03/26/01 15:12 2pgs
Fees:11.00 Taxes:425.50

20010326-0028850

unimproved ( )
This is improved (X) property, known as 2517 Gardner Lane, Nashville, TN 37208
(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 hand this 16th day of March 2001

Joseph K. Petway Jr.
By: Joseph K. Petway Jr. by Janet Thompson atty in fact
Janet Thompson atty in fact
Janet Thompson

Meredith P. Petway
By: Meredith P. Petway by Janet Thompson atty in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Thompson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office

Tennessee, this 16th day of March, 2001.

Commission expires _____

Notary Public

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of March, 2001.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Janet E. Thompson with whom I am personally acquainted, and who acknowledged that she executed the with in instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of Joseph K. Petway Jr., and Meredith P. Petway, and is authorized by its constituent, the consitituent being authorized by the maker, to execute this intstrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee the 16th day of March, 2001

Notary Public

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 26, 2002