WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilbur R. Demontbreun	Wilbur R. Demontbreun	105-10-227.00
(NAME)	(NAME)	
754 Benton Avenue	754 Benton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Felix Osa-Oni and wife, Emma M. Osa-Oni, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilbur R. Demontbreun, a Single Man, 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 Nos 6 and 7 on the Plan of C. S. Caldwell's Second Boycroft Subdivision, as of record in Book 421, page 176, Register's Office for said County.

Said Lot Nos. 6 and 7 adjoin each other and front together 100 feet to the northerly side of Benton Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Felix Osa-Oni and Emma M. Osa-Oni, by deed from Eloise V. Wood Oguno, and husband Godfrey I. Oguno, dated May 31, 1995, and recorded June 20, 1995, in Book 9707, page 425, said Register's Office.

unimproved

This is improved ✓ property, known as 754 Benton Avenue, Nashville, TN 37204
(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 31st day of May, 2002.

Davidson County DEEDWARR
Recvd: 06/05/02 15:57 2pgs
Fees:13.00 Taxes:893.55
20020605-0068509

Felix Osa-Oni

Emma M. Osa-Oni

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Christopher L. Treece, a Notary Public in and for said County and State, the within named Felix Osa-Oni and wife, Emma M. Osa-Oni, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of May, 2002.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

