Davidson County DEEDWARR
Recvd: 08/28/02 14:05 2pgs
Fees:13.00 Taxes:321.90

20020828-0104298

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$87,000.00
|Affiant 8/26/02
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF August, 2002
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen O. & Nkiru V. Obianwu 502 Debbie Drive Hermitage, TN 37076	Franklin American Mtg. 501 Corporate Centre Dr.#400 Franklin, TN 37067	Map 76.01 Parcel 122

For and in 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,

Clayton E. Youngs and wife, Vera A. Youngs

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Stephen O. Obianwu and wife, Nkiru V. Obianwu

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:

BEING LOT NO. 97B ZONE LOT DIVISION LOTS NO. 96 & 97 TULIP GROVE WOODS, PHASE I OF RECORD IN PLAT BOOK 6250, PAGE 506, AMENDING PLAT BOOK 6200, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLAYTON E. YOUNGS AND WIFE, VERA A. YOUNGS, BY WARRANTY DEED FROM JACOB B. RYAN AND WIFE, ANGELITTA D. RYAN, DATED MAY 26, 1999, AND OF RECORD IN BOOK 11515, PAGE 437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 506, amending Plat Book 6200, Page 69, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6369, Page 879, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for right of way of record in Book 6185, Page 563, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 502 Debbie Drive, Hermitage, TN 37076
(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 our hand(s) this 26th day of August, 2002.

Clayton E. Youngs
Clayton E. Youngs

Vera A Youngs
Vera A. Youngs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Clayton E. Youngs and wife, Vera A. Youngs, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076