File Box 9B
First Title + Escrow
#19472

Davidson County DEEDWARR
Recvd: 10/02/02 10:41 2pgs
Fees:13.00 Taxes:229.40
20021002-0119685

# WARRANTY DEED

G-WADDELL-02-1900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$65,000.00~~ $62,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eunice M. Ogunbunmi | Suntrust Bank | |
| 1900 Richard Jones Road, Unit C109 (ADDRESS) | (NAME) 201 Fourth Ave., North, 7th Floor (ADDRESS) | 117-15-A-89 CO |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH T. VALENTI, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EUNICE M. OGUNBUNMI, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit C-109, on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of the Green Hills Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5364, Page 702, Register's Office for said County.

Being the same property conveyed to Joseph T. Valenti by Deed dated June 4, 2001 and filed for record on June 5, 2001 in Instrument Number 20010605-0058325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Dedication of Easement of record in Book 4320, Page 896 and Sanitary Sewer/Storm Drainage Easement of record in Book 3879, Page 569, all being of record, Register's Office of said County.

This conveyance is subject to Master Deed/By-Laws of record in Book 5304, Page 702, Book 5304, Page 745, Book 7841, Page 557 and Book 9830, Page 181, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road, Unit C109, Nashville, Tennessee 37215
(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 30th day of September, 2002.

Joseph T. Valenti

STATE OF Tennessee

COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Joseph T. Valenti personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2002.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903