WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON
NOTARY PUBLIC
My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow 1319 5th Avenue North Nash., TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa C. Johnson	Union Planters Bank	133-12-0-40
(NAME)	(NAME)	
416 Benita Drive	1900 Charles Bryan Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Cordova, TN 38018	
(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, Eldo A. Osatile and wife, Mable A. Atekha-Osatile, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa C. Johnson, unmarried , 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. 102 on the Plan of Windsor Park, as of record in Book 3600, page 64, said Register's Office.

Said Lot No. 102 fronts 70 feet on the easterly side of Benita Drive and runs back 164.88 feet on the northerly line and 165.02 feet on the southerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to Eldo A. Osatile and wife, Mable A. Tekha-Osatile, by deed from Michael V. Graves, of record as Instrument No. 20000907-0088464, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 416 Benita 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 our hands this 13th day of November, 2002.

Eldo Osaitile

Mabel Asekha Osaitile

Davidson County DEEDWARR
Recvd: 11/25/02 13:45 2pgs
Fees:13.00 Taxes:325.60

20021125-0146068

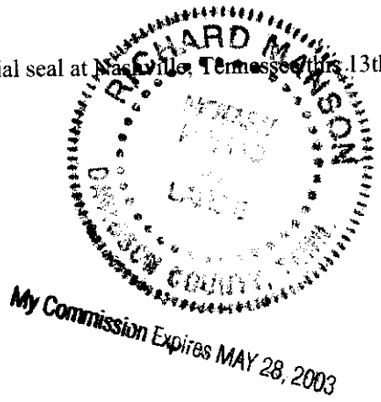
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eldo A. Osatile Mable A. Atekha-Osatile the bargainor, 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 Nashville, Tennessee this 13th day of November, 2002.

Commission expires:



My Commission Expires MAY 28, 2003

Richard Manson Notary Public