STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 22nd day of January 2003

My Commission expires: 11/26/05 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
961 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Felix Osa-Oni (Name)	SEND TAX BILLS TO: Same (Name)
2037 Jefferson Street (Street Address)	(Street Address)
Nashville, TN 37208 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 81-15-598 & 81-15-599	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Victor Moreland and Mondale O. Falodun

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Felix Osa-Oni

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" MADE A PART HEREOF INCORORATED HEREIN.

Davidson County DEEDWARR
Recvd: 01/30/03 09:28 3pgs
Fees:18.00 Taxes:277.50
20030130-0012551

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1606 and 1608 Jefferson Street, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 22nd day of January 2003

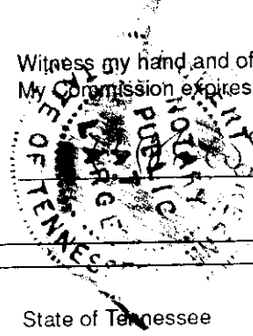
Victor Moreland

Mondale O. Falodun

State of Tennessee
County of Davidson

On this 3rd day of January, 2003, before me personally appeared Victor Moreland and Mondale O. Falondun to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:



Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in Nashville, Davidson County, Tennessee, being part of Lots 4 and 5 and Part of an adjacent un-numbered lot to the west of Lot No. 5 and all an adjacent un-numbered Lot to the East of Lot No. 4 on the Map of Bransford Realty Co.'s Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract (Book 332, page 166, R.O.D.C., TN) and being described according to a Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc., (Glenn McRae TN. R.L.S. #1673) dated 8-13-98 more particularly as follows:

Beginning at a point in the Northerly margin of Jefferson Street said point being the Southeast corner of Lot 6 on the Map of Bransford Realty Co.'s Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract (Book 332, page 166, R.O.D.C., Tn) and the Southwest corner of an un-numbered Lot shown on said Bransford Realty Co.'s Subdivision; thence with the line between said lots Northerly 137' feet +/- to the Southerly R.O.W. of Interstate 40; Thence with said Southerly R.O.W., and severing said un-numbered Lot and Lots 5 and 4 of said Bransford Realty Subdivision Easterly 80.05' feet to the Northeast corner of said Lot 4 and the Northwest corner of an un-numbered Lot East of said Lot 4 as shown on said Bransford Realty Co.'s Subdivision and being in the Southerly R.O.W. of Interstate 40; Thence continuing with the Southerly R.O.W. of Interstate 40 and the Northerly line of said un-number Lot North of said Lot 4 Easterly 25' to the northeast corner of Lot 3 of said Bransford Realty Co.'s Subdivision; Thence with the line between said Lot 3 and said un-numbered Lot Southerly 150' to the northerly margin of Jefferson Street; Thence with said northerly margin Westerly 104' to the point of beginning.

Being all of the same property conveyed to Victor Moreland and Mondale O. Falodun by Warranty Deed from Angela E. Carter, unmarried and the Estate of Leon Jackson, Sr. aka Leon Quincy Jackson, Sr. of record in Book 11147, page 469 Register's Office for Davidson County, Tennessee.