STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Uche Falodun
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2003.

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 3/27/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/13/03 13:59 3pgs
Fees:18.00 Taxes:510.60
20030813-0116340

ADDRESS NEW OWNER(S) AS FOLLOWS:
Uche Falodun
508 Bluewater Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
Matrix Financial Services Corp.
P.O.Box 7098
Pasadena, CA. 91109

MAP-PARCEL NUMBERS:
136-14-78

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mukandasi A. Sodeke and wife, Rasidat Adelola Sodeke** hereinafter referred to as Grantors, hereby transfers and conveys to **Uche Falodun and Mondale Falodun, wife and husband,** hereinafter referred to as 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. 110 on the Plan of Castlegate Subdivision, Section 1, as of record in Plat Book 4460, page 115, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mukandasi A. Sodeke, married by Deed from Clement Jarrett and wife, Thelma Jarrett dated May 9, 1997 and re-recorded in Deed Book 10451, page 764, Register's Office for Davidson County, Tennessee.

Said propety was further conveyed to Mukandasi A. Sodeke and wife, Rasidat Adeola Sodeke by Qiutclaim Deed from LaTrece McAdoo, Trustee, of record in Book 11677, page 249, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mukandasi A. Sodeke, married by Deed from Clement Jarrett and wife, Thelma Jarrett dated May 9, 1997 and re-recorded in Deed Book 10451, page 764, Register's Office for Davidson County, Tennessee.

Said propety was further conveyed to Mukandasi A. Sodeke and wife, Rasidat Adeola Sodeke by Qiutclaim Deed from LaTrece McAdoo, Trustee, of record in Book 11677, page 249, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4649, Page 295, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 508 Bluewater Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of July, 2003.

MUKANSI A. SODEKE

Mukandasi A. Sodeke
BY OLUWATOYIN R. EGBUNIWE ATTY-IN-FACT

RASIDAT ADELOLA SODEKE

Rasidat Adelola Sodeke
BY OLUWATOYIN R. EGBUNIWE ATTY-IN-FACT

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 Oluwatoyin R. Egbuniwe, with whom I am personally acquainted and who proved herself to be the attorney in fact of Mukandasi A. Sodeke and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

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 Oluwatoyin R. Egbuniwe, with whom I am personally acquainted and who proved herself to be the attorney in fact of Rasidat Adelola Sodeke and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR