FILE BOX "7"

Davidson County DEEDWARR
Recvd: 06/14/04 12:58 2pgs
Fees:13.00 Taxes:37.00
20040614-0069900

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42905

WARRANTY DEED

ALAN L. STATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. MAY 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/9/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabastian Mofor et al	S A M E	72-14-113
4790 Tomkins Avenue, Apt. 4		27W 3885
Oakland, CA 94619		

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, I/WE,

Teena Colebrook, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabastian Mofor and Afor Mbanwi

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 part of Lot No. 30 on the Plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, and being a duplex on one lot consisting of two mailing addresses, 2412 & 2414 Chapel Ave., and being particularly described as follows:

Said portion of Lot No. 30 BEGINS at a point in the center of Chapel Avenue, 382.5 feet north of the centerline of Straightway Avenue, said point also being the SW corner of this property; thence with the centerline of said Chapel Avenue, S 08 degrees W 54.3 feet to a point; thence S 82 degrees 33' E 173 feet to an iron pin; thence N 08 degrees E 52 feet to a post; thence S 83 degrees 19' W 173 feet to the point of beginning.

Being the same property conveyed to Teena Colebrook, Unmarried, by deed from Fran Muscatello, Unmarried, of record in Instrument Number 20040614 0069899, Register's Office for Davidson County, Tennessee and being the same property conveyed to Fran Muscatello, unmarried, by deed from Mark Rodriguez, unmarried, of record in Instrument Number 20020225-0023427, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2412-2414 Chapel Avenue, Nashville, TN 37206

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 16th Day of April, 2004

X
Teena Colebrook

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TEENA COLEBROOK, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MANHATTAN BEACH, California, this the 16th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 12/08/06

DAN LEONELLI
Commission # 1389114
Notary Public - California
Los Angeles County
My Comm. Expires Dec 8, 2006