WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/04 15:38 2pgs
Fees:13.00 Taxes:481.00

20041130-0142563

B-AFG-04-3608

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Agent

Subscribed and sworn to before me, this 16th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires JULY 19, 2008

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
Olusiji Ogunyemi	~~Taylor, Bean & Whitaker~~	
3608 Hewlett	(NAME) New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		133-7-26
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARLA D. DANIEL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLUSIJI OGUNYEMI, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 18, PARMA HEIGHTS, SECTION THREE, as shown on plat of record in Plat Book 2330, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.□□Being the same property conveyed to Karla D. Daniel by Quitclaim Deed from Bruce V. Lisle and wife, Christine J. Lisle recorded September 25, 1997 in Book 10621, Page 676, Register's Office for Davidson County, Tennessee and being the same property conveyed to Bruce V. Lisle and wife, Christine J. Lisle by Deed recorded May 18, 1992 in Book 8628, Page 341, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3608 Hewlett, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 November, 2004.

Karla D. Daniel

Karla D. Daniel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karla D. Daniel and John Daniel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903