Davidson County DEEDWARR
Recvd: 01/27/05 08:36 2 pgs
Fees:13.00 Taxes:323.75

20050127-0009891

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tunde Owoyemi	Union Planters Bank, NA	Map 147-7
324 Alice Avenue	PO Box 11026	Parcel 192
Nashville, TN 37211	**Orange, CA 92856**	12152 26B

This instrument prepared by : Southern Land Title, 934 Oldham Drive, Ste 100-A, Nolensville , TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Solomon Stephens and wife, Crisundra M. Stephens** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Tunde Owoyemi, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36, as shown on the map entitled Subdivision of Pritchett Land, of record in Plat Book 421, page 70, and Book 4460, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Solomon Stephens and wife, Crisundra M. Stephens, by deed of record in Book 8139, page 385, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on Plan of record in Book 421, page 70, and Book 4460, page 131, Register's Office.

This is improved property commonly known as 324 Alice Avenue, Nashville, TN 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Amanda M Clark
Affiant

Subscribed and sworn to before me this day of January, 2005.

Amy Leathers
Notary Public

Commission Expires: 9/20/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of January, 2005.

Solomon Stephens

Crisundra M. Stephens, by Solomon Stephens, her attorney 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 Solomon Stephens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Solomon Stephens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Crisundra M. Stephens, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the names of Crisundra M. Stephens by himself as attorney -in-fact.

Witness my hand, at office, this 24 day of January, 2005.

Notary Public

My commission expires: 9/22/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE