THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Same - New owner
Samson Awotula
3740 Turley Ave.
Nashville, TN. 37211
MAP PARCEL NUMBERS
Map & Parcel 148-5/109.00

Davidson County DEEDWARR
Recvd: 05/20/05 11:12 2 pgs
Fees:13.00 Taxes:333.00
20050520-0057088

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of May, **2005**, by and between **The Christ Apostolic Church, W.O.S.E. M., Inc.**, party of the first part, and **Samson Awotula and wife, Grace Awotula**, party of the second part,

WITNESSETH: That for and in consideration of **$90,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Hillbrook Subdivision, Section 2, as of record in Book 3300, Page 12, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Christ Apostolic Church, W.O.S.E.M., by Quitclaim Deed from Susan Ojekunle & Akin Ojekunle, husband & wife dated 08/23/04 and recorded 09/10/04 of record as Instrument No. 20040910-0109565, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2005 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 3300, page 12; any and all easements, right of ways, zoning regulations, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

This property is also known as 3740 Turley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

The Christ Apostolic Church, W.O.S.E.M., Inc.

By John Adewunmi, Secretary

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Adewunmi who is the Secretary of The Christ Apostolic Church, W.O.S.E.M. Inc., to me known to be the person described in or provided proof thereof and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained with full authority to do so as the Secretary of The Christ Apostolic Church, W.O.S.E.M., Inc.

WITNESS my hand and Notarial Seal at office this 11th day of May, **2005.**

My commission expires 4-16-08

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$90,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of May, **2005.**

Charlotte A. Bethel
NOTARY PUBLIC

My commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

PROPERTY ADDRESS:
3740 Turley Avenue
Nashville, TN 37211

Name and address of new owner:
(4) Samson Awotula, et ux