McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2005.

Notary Public

My commission expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 09/08/05 12:34 2 pgs
Fees:13.00 Taxes:592.00

20050908-0108133

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eldridge M. Askins	**Freemont Investment and Loan**	**Map 136-15, Parcel 30**
3032 Runabout Drive	**175 Riverview Drive**	
Nashville, TN 37217	**Anaheim, CA 92808**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Taiwo Oshinusi, a married man

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

Eldridge M. Askins, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Harbour Town Village, Section One, of record in Book 4675, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to A. Moren Adenubi, unmarried, by Warranty Deed, from D. B. Fuller, Jr., unmarried, of record in Instrument # 20041207-0145833, Dated November 24, 2004, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Taiwo Oshinusi, a married man, by Quitclaim Deed, from A. Moren Adenubi, unmarried, of record in Instrument # 20050908-0108131

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, pages 3 and 4, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4806, page 87, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3032 Runabout Drive, Nashville, TN 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 2nd day of September, 2005.

Taiwo Oshinusi

By Lara Osinusi Attorney-In-Fact

Taiwo Oshinusi
By: Lara Oshinusi, Attorney-in-Fact
Osinusi LO
Osinusi LO

*Lara Oshinusi, wife of Taiwo Oshinusi, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Lara Osinusi

Lara Oshinusi Osinusi
LO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AK Osinusi LO

Personally appeared before me, a Notary Public of said County and State, Lara Oshinusi, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AK Osinusi LO

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lara Oshinusi,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Taiwo Oshinusi for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Taiwo Oshinusi, and is authorized by Taiwo Oshinusi to execute this instrument on his/her behalf.

Witness my hand, at office, this 2nd day of September, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05484-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027