RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44332 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/05 15:15 2 pgs
Fees:13.00 Taxes:131.35

20051215-0150889

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of December, 2005.

_____
Notary Public

MY COMMISSION EXPIRES: 3/10/08

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
CHINEDU RAPHAEL NWAGWU Night Owl Cafe	SAME AS NEW OWNER	91-8-101; 12W 6656
112 2nd Av. North		
Nashville, TN 37201		

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,

Lucky O. Ebizugbe

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

Chinedu Raphael Nwagwu

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 the southerly 10 feet of Lot No. 65 and the northerly 30 feet of Lot No. 66 on the map of L. H. Davis Subdivision of Lot No. 41 Clifton Plan, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Beginning at the easterly margin of an alley at a point 10 feet north of the southwest corner of Lot No. 65 thence southerly with the easterly margin of said alley 40 feet thence easterly and parallel with the line between two lots 130 feet, more or less, to a point opposite the point of beginning thence westerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Lucky O. Ebizugbe by deed from Gregory Anthony Gant, Unmarried, of record in Instrument Number 2005\12\5-0150888, Register's Office for Davidson County, Tennessee and being the same property conveyed to Gregory Anthony Gant by Quitclaim Deed from Elouise Johnson, of record in Instrument Number 20040510-0052915, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1033 40th Avenue, North, Nashville, TN 37208

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 13th day of December, 2005

_____ 12/8/05
Lucky O. Ebizugbe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Lucky O. Ebizugbe, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2005

Notary Public

My Commission Expires: 3/25/06

