Davidson County DEEDWARR
Recvd: 02/06/06 08:56 2 pgs
Fees:13.00 Taxes:608.80
20060206-0014176

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Melvin J. Smith 1400 8th Avenue North Nashville, TN 37208	same	092 03 0 403.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Felix Osa-Oni**, a married man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Melvin J. Smith**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract One:

That part of Lots 3 and 4 lying easterly of a line parallel with and 50 feet easterly from the center line of the Grantor's main track, all in J. A. Jewett's Subdivision of Lot No. 3 as recorded in Book 57, page 67, situated at Nashville, Davidson County, Tennessee, unimproved property.

Tract Two:

Land in Davidson County, Tennessee, being part of the railroad right-of-way of the old Illinois Central Gulf Railroad Company and now known as the MAC&N Railroad and more specifically being approximately 297 square feet, more or less, of the railroad property as outlined on the print attached hereto and made a part hereof.

Being the same property conveyed to Felix Osa Oni by deed from Mary Bell Crossman of record in Book 10714, page 370, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2006 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 57, page 67, said Register's Office.
3. Easement of record in Book 4551, page 362, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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, his successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

This improved property is known as: 2037 Jefferson Street, Nashville, TN 37208.

WITNESS MY HAND this 3rd day of February, 2006, in Franklin, Tennessee.

FELIX OSA-ONI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Felix Osa-Oni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 3rd day of February, 2006.

NOTARY PUBLIC

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE THOMAS N. JONES

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $164,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 3rd day of February, 2006, in Franklin, Tennessee.

NOTARY PUBLIC

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE THOMAS N. JONES

My Commission Expires: 7-24-07

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smith melvin.wd