File No. 260601593

WARRANTY DEED

LYNDA L. MARVEL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Sharon Pitmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 10-19-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 08/09/06 10:49 2 pgs
Fees:13.00 Taxes:381.10
20060809-0097882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veatrice E. Storey	Market Street Mortgage Corporation	149-09-0-082.00
(NAME) 112 Apollo Court E.	(NAME) 213 Overlook Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **ABIGAIL ONI, AND HUSBAND JAMES ONI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VEATRICE E. STOREY, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 15, on the Plan of Section I, Barclay Square, as shown by plat appearing of record in Plat Book 4460, Page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ayokunle Oni, unmarried by Warranty Deed dated September 9, 1987 of record in Book 7356, Page 135, Register's Office for Davidson County, Tennessee. The said Ayokunle Oni died intestate on February 3, 1997, being unmarried and having no children, leaving his mother, Abigail Oni and his father, James Oni, his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. [illegible] Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants as shown of record in Book 4665, Page 648; all matters shown on the plan of record in Plat Book 4460, Page 141; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 112 Apollo Court E., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 28th day of July, 2006.

Omotola Odeyemi

OMOTOLA ODEYEMI

Abigail Oni, BY:
Abigail Oni, ATTORNEY-IN-FACT

James Oni, BY:
James Oni ATTORNEY-IN-FACT

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF ~~RUTHERFORD~~ Montgomery

On this 28th day of July, 2006, before me personally appeared Adeboyejo Adetokunbo Oni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Abigail Oni, and James Oni and is authorized by them and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20060809-0097880 ! 20060809-0097881, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 28th day of July, 2006.

Commission expires: 4/1/08

Notary Public

RUTH J. SEMPLE
Notary Public
Montgomery Co., MD
My Comm. Expe. April 01, 2008

File Number: 260601593

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129