Davidson County DEEDQC
Recvd: 03/03/08 08:45 2 pgs
Fees:12.00 Taxes:0.00

20080303-0020454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NEW OWNERS

Dr. Olayinka Onadeko etal
P.O. Box 70031
Nashville, TN 37207

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 01 day of March, 2008

Notary Public My Commission expires

**Send Tax Notices To:**
**SAME**

Map-Parcel Number(s)
082 03 0 410.00

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**QUIT-CLAIM DEED**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of conveying to the grantees herein all of my rights, title and interest in the said property described herein as joint tenants with rights of survivorship, the undersigned, **DR. OLAYINKA ONADEKO and wife, SONIA ONADEKO,** referred to as Grantor(s), hereby quitclaims to **DR. OLAYINKA ONADEKO and wife, SONIA ONADEKO and THEOLYN AIMUNSUN, Married, as joint tenants with rights of survivorship,** referred to as Grantee(s) **their** successors and assigns forever, all of **their** right, title and interest in the following described real estate, situated in **Davidson** County, State of Tennessee, to wit:

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. 16, in the J.M. EATHERLY'S ADDITION TO EAST NASHVILLE,** as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the South side of Vaughn Avenue and extends back between parallel lines 173 feet to an alley.

Being the same property conveyed to **Dr. Olayinka Onadeko and wife, Sonia Onadeko** by Warranty Deed from Andre Harakas and Sarah J. Harakas and James R. Myatt, III and Barbara J. Myatt, dated June 9, 1989, recorded June 13, 1989 in Book 7863, pages 683-685, Register's Office for Davidson County, Tennessee.

**SUBJECT TO**: Easements, building setback lines and certain restrictions as may appear on Plat recorded in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

**SUBJECT TO:** Any and all easements, right of ways and governmental regulations of record in the Register's Office for Davidson County, Tennessee.

This is improved property also known as 308 Vaughn Street, Nashville, TN 37207

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And now **DR. OLAYINKA ONADEKO and wife, SONIA ONADEKO** for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to**, DR. OLAYINKA ONADEKO and wife, SONIA ONADEKO and THEOLYN AIMUNSUN, married, as joint tenants with rights of survivorship,** their heirs and assigns forever, the same real estate herein described, to which

reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out above.

IN WITNESS WHEREOF, the said, **DR. OLAYINKA ONADEKO and wife, SONIA ONADEKO** herein set our signature(s) on the 01 of March 2008.

**DR. OLAYINKA ONADEKO** **SONIA ONADEKO**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **DR. OLAYINKA ONADEKO and wife, SONIA ONADEKO**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 01 of March 2008.

CYNTHIA HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES: May 22, 2010

NOTARY PUBLIC Cynthia Howard

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March 20 08

Deputy Register