THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***195,000.00.

Jeremiah Owolabi
Affiant

Subscribed and sworn to before me this 24 day of April, 2009.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090028383 DEEDWARR
Recvd: 04/30/09 11:05 2 pgs
Fees:13.00 Taxes:721.50
20090430-0039303

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jeremiah A. Owolabi 7664 Charlotte Pike Nashville, Tennessee 37209	Jeremiah A. Owolabi 7664 Charlotte Pike Nashville, Tennessee 37209	MAP 114-00-0 PARCEL 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($***195,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Karen C. Angel, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jeremiah A. Owolabi and wife, Shade Owolabi, (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:

BEING designated as Tract No. 2 of a survey made by John M. Sullivan, Surveyor, on September 30, 1999, and described as follows:

Tract No. 2 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, this point being 132.0 feet west of the northwest corner of the property conveyed to Leo Patterson, et ux, by deed of record in Book 1274, page 273, in the Register's Office for Davidson County, Tennessee; thence in a westerly direction along the center line of Highway 70 North, 134.0 feet to a point; thence North 4 deg. 48 min. East 479.8 feet to a point; thence South 84 deg. 30 min East 127.2 feet to a point; thence South 436.5 feet to the point of beginning.

BEING the same property conveyed to Karen C. Angel by Quitclaim Deed dated July 25, 2006, from AMC Enterprises, Corp. of record as Instrument No. 20060725-0089610 in the Register's Office for Davidson County, Tennessee.

John Forbes, spouse of Karen C. Angel, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 7664 Charlotte Pike, Nashville, Tennessee 37209.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24 day of April, 2009.

Karen C. Angel

John Forbes

By: John Forbes, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Forbes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Karen C. Angel and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Karen C. Angel.

Witness my hand and official seal this 24 day of April, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 John Forbes, the bargainor, 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 and official seal this 24 day of April, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY