Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Telcemariam Wubneh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF December, 19 93

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Telcemariam Wubneh	Southeastern Mortgage of	MAP 104-10
(NAME)	(NAME)	
3509 Gillespie Avenue	565 Marriott Drive Suite 250	PARCEL 22
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jacob Seidner and wife, Sara Seidner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Telcemariam Wubneh and wife, Alganesh Wubneh

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 westerly 40 feet of Lot No. 18 and the easterly 20 feet of Lot No. 19 on the Plan of Joseph Warner's Subdivision, of record in book 332, page 154, Register's Office for said County, described as follows:

Beginning in the southerly margin of Gillespie Street, 20 feet westerly from the corner of said two lots; and running thence with the southerly margin of said street, eastwardly 60 feet; thence southwardly 187 feet to a point 42 feet easterly from the corner of said Lots No. 18 and 19; thence with the south line of said lots, westwardly 63 feet; thence northwardly 187 feet to the beginning.

Being the same property conveyed to Jacob Seidner and wife, Sara Seidner, by deed from Nelle Lacy Waite Russell of record in Book 2876, page 601, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property BUT EXPRESSLY EXCLUDED THEREFROM is the following tract conveyed to the State of Tennessee by Warranty Deed of record in Book 4750, page 309, in said Register's Office, described as follows:

Being part of lots 18 and 19 of Joseph Warner's Subdivision of record in Subdivision Book 332, page 154, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, said point being the intersection of the west dedicated right of way line of Park Circle South and the south dedicated right of way

CONTINUED

unimproved ( )
This is improved (X) property, known as 3509 Gillespie Avenue, Nashville, Tennessee 37205
(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 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 our hand s this 28th day of December, 19 93

Jacob Seidner

Sara Seidner

Sara Seidner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Seidner and wife, Sara Seidner

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 within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of December, '19 94

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

line of Gillespie Avenue thence with the south dedicated right of way line of Gillespie Avenue, South 63 degrees 00 minutes West for 300.0 feet to a point of beginning; thence South 26 degrees 37 minutes East for 36.0 feet to a point; thence North 64 degrees 40 minutes West for 45.0 feet to a point; thence with the south dedicated right of way line of Gillespie Avenue, North 63 degrees 00 minutes East for 28.0 feet back to the point of beginning.

Being the same property conveyed to Jacob Seidner and wife, Sara Seidner by deed from Nelle Lacy Waite Russell, of record in Book 2876, page 601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Any and all easements and setback lines and right of ways of public record that are applicable to the above described property.

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

02079
IDENTIF. & REFERENCE

94 JAN -3 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.

01/03 0101 03CHECK 586.50
4610

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9206 PAGE 416

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	586.50
			CHECK	586.50
01/03/94		01	09:56 0001	4610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02879
IDENTIF. A REFERENCE

94 JAN -3 AM 9:57
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 740647