Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

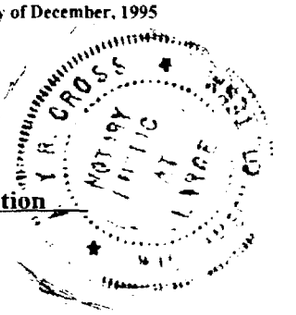
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Melke Getahun
Affiant

Subscribed and sworn to before me, this 29th day of December, 1995

A R Cross
Notary Public
My commission expires 5/8/99



Address of New Owner:
Melke Getahun
1405 Winwood Pl
Nashville TN 37214

Send Tax Bills to:
Chase Manhattan Mortgage
P.O. Box 8031
Monore, LA 71211-8031

Tax Information
162-13-207

BOOK 9910 PG 214

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael Kestner , a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Melke Getahun and wife Dejyitnu Gabru hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16, Section II C on the Plan of Monte Carlo Estates, of record in Plat Book 5200, page 66, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Kestner by Warranty deed from James M Tague, Byron F. Stephens and wife, Leigh Stephens of record in Book 5813, page 500 Register's Office for Davidson County Tennessee

This conveyance is made subject to the following: 1) Taxes for the year 1996, and subsequent years, which are not yet due and payable. 2) Restrictions contained in Book 5304, Page 888. 3) All matters shown on Plat recorded in Book 5200, Page 66 and as amended in Book 6225, page 368.

This is improved property, located at 232-234 Cedarmont Circle, Nashville, Tennessee 37211-6618

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 28th day of December, 1995.

Michael Kestner

BOOK 9910 PG 215

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 Michael Kestner, the bargainor(s), 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 at Brentwood, Tennessee, this 28th day of December, 1995.

Notary Public

My Commission expires: 5/8/99

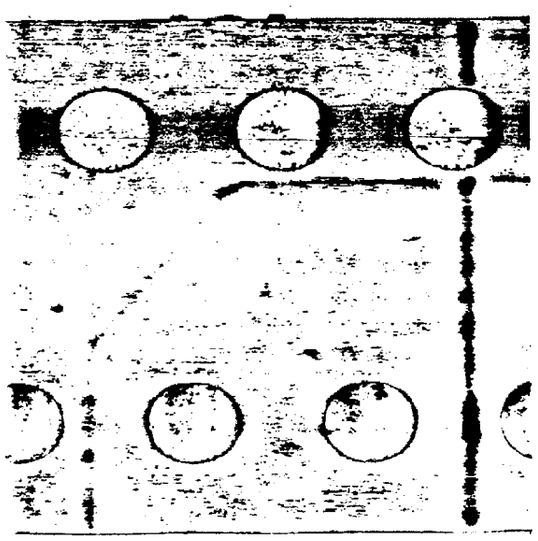
NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

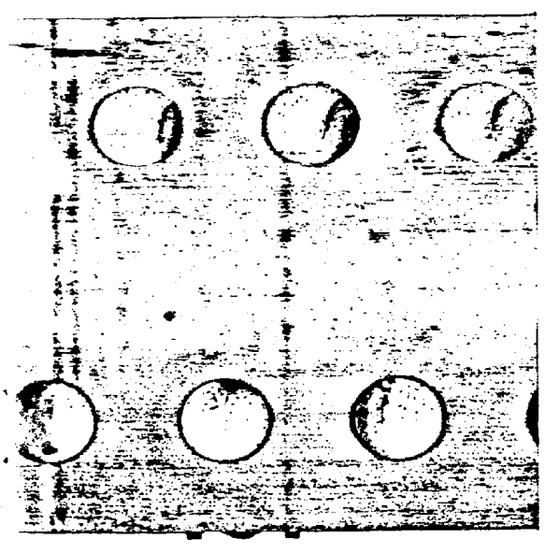
0138279
IDENTIF. & REFERENCE

96 JAN -5 AM 9:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5013 01/05 0101 03CHECK 323.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9910 PG 216

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

01/05/96 01 09:48 0001 5013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138279
IDENTIF. # REFERENCE

96 JAN -5 AM 9:46

FELIX Z. WILSON, REGIST
DAVIDSON COUNTY, TN.

No. 993365