FILE BOX 45

# WARRANTY DEED

BOOK 10634 PG 357

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Ephrem K. Tekle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 20, 1999 3/24/01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ephrem K. Tekle (NAME) | Standard Federal Bank (NAME) | MAP 96-16 |
| 3104 Blackwood Drive (ADDRESS) | 2600 W. Big Beaver Road (ADDRESS) | PARCEL 126 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Troy, MI 48084 (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, Lawrence W. Jirik, Jr.* and Barbara T. Jirik Duronslet and husband Curtis Duronslet *unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ephrem K. Tekle and wife, Hana Z. Getahun

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 Lot No. 13, on the plan of Larchwood Sulbdivision, Section 2, of record in Plat Book 5200, Page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lawrence W. Jirik, Jr. and wife, Barbara T. Jirik by deed from Guy Robert Kilroy and wife, Jackie K. Kilroy, of record in Book 6839, Page 866, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130, and Book 7046, Page 849 Register's Office for said County.

0355654
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 3104 Blackwood Drive, Nashville, TN 37214
(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 1st day of October 19 97

Lawrence W. Jirik, Jr.

Curtis Duronslet

Barbara T. Jirik Duronslet

Barbara T. Jirik Duronslet

BOOK 10634 PG 358

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 Lawrence W. Jirik, Jr. and Barbara T. Jirik Duronslet and husband, Curits Duronslet

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 Nashville, Tennessee, this 1st day of October, 19 97.

Commission expires ~~January 20, 1999~~ 3/24/01

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

6260 10/03 0101 03CHECK 393-80

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

RECEIVED OF _____

FOR _____

BOOK 10634 PG 359

| | | |
|---|---|---|
| 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 | |
| | 104000.00 |
| CON TX | 384.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 393.80 |
| CHECK | 393.80 |

10/03/97 01 14:42 0001 6260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0355654
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205602