3

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WARRANTY DEED

This Indenture made this **9th** day of **January, 1998** between **Michael J. Dubois, and wife, and Martha Payene Boyd** , GRANTORs, and **Negasi Asnelash, unmarried**, as GRANTEE.

MJD MPB

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the east margin of Post Road at the corner of Lots 48 and 49; thence with the line between said Lots, easterly 198.6 feet to a point in the west line of the N.C. & St. L. Railroad property; thence with the line of the same southerly 170.2 feet to the north margin of a 50 foot roadway; thence with the margin of the same, westerly around a slight curve 89.3 feet to the beginning of a curve; thence around said curve northwesterly 38.8 feet to the easterly margin of Post Road; thence with the margin of the same northerly 183.7 feet to the point of beginning.

Being the same property conveyed to Michael J. Dubois and Martha Payne Boyd by Warranty Deed from Deborah D. Heath and Cecile Bodden, unmarried of record in Book 6376, page 872, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

0395102

IDENTIF. & REFERENCE

98 JAN 29 PM 3:21

Michael J. Dubois,

Martha Payene Boyd,

7413 01/29 0101 03CHECK 619-50

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Dubois and Martha Payene Boyd, the bargainors, with whom I am personally acquainted (or proved to be 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 this9th day of January, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn before me this 9th day of January, 1998

NOTARY PUBLIC

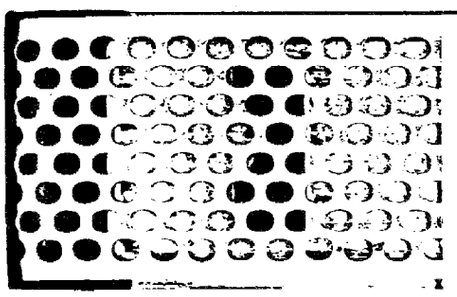
MY COMMISSION EXPIRES: 5/23/98

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Negasi Asnelash
6025 Post Road
Nashville, Tennessee 37205

Send Tax Bills To:
Southeastern Mortgage Corp., of Tennessee
115 29th Avenue South
Nashville, Tennessee 37212

Map & Parcel No.
Map 116-13 Parcel 84



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

RECEIVED OF _____

FOR _____

BOOK 10774 PG 118

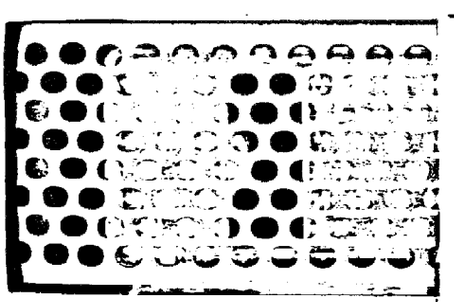
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/98 01 15:27 0001 7413



0395102
IDENTIF. & REFERENCE

98 JAN 29 PM 3:22

DAVIDSON COUNTY, TN.

No. 1247993