STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2001.

Notary Public

My Commission Expires: 6-21-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/05/01 16:28 2pgs
Fees:13.00 Taxes:456.95
20010705-0071973

ADDRESS NEW OWNER(S) AS FOLLOWS:
Derege Kedede Degene and Terino Wagaw
1445 Bell Trace
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Columbia National, Inc.
P O Box 3050
Columbia, Maryland 21045-6050

MAP-PARCEL NUMBERS:
162-16-0-E-043.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian R. McComas and wife, Shelley R. Potter McComas** hereinafter referred to as Grantors, hereby transfers and conveys to **Derege Kedede Degene and spouse, Terino Wagaw** hereinafter referred to as 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 Lot No. 12 on the Plan of Bell Crest, Section Two, a Planned Unit Development, of record in Book 9700, Page 20, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian R. McComas and wife, Shelley R. Potter McComas by deed from MCR Development Corp., a Tennessee Corporation, of record in Book 10174, Page 966, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9408, Page 320, amended in Book 9613, Page 20 and in Book 9892, Page 927, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1445 Bell Trace Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of June, 2001.

Brian R. McComas

Shelley R. Potter McComas

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 Brian R. McComas and Shelley R. Potter McComas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2001.

Notary Public

11/19/01
My Commission Expires

D. R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03435-BP