RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40441**

WARRANTY DEED

#18454
File Box 9-B
First Title and
Escrow Company, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 55,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **16th DAY OF NOVEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
KASSATIHUN GEBRE-AMLAK **2020 Beech Avenue, #C-12** **Nashville, Tennessee 37204**	NEW OWNER	**105-10-A-130** **16W 19143**

FOR AND IN 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 **I, DAVID B. LERMAN, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KASSATIHUN GEBRE-AMLAK**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

BEING a certain Condominium apartment in Davidson County, Tennessee, being Unit No. C-12 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, amended in Book 11680, Page 193 of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and amended in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to David B. Lerman, an unmarried man, by deed from Cabana, LLC, a Tennessee limited liability company, of record in Instrument 20000405-0034055, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all the provisions as set out in the Master Deed, of record in Book 11174, Page 284, amended in Book 11680, Page 193, and By-Laws in Book 11174, Page 328, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Unimproved ( )
This is **Improved (X)** property, known as **2020 Beech Avenue, #C-12, Nashville, Tennessee 37204**

Davidson County DEEDWARR
Recvd: 11/20/01 11:16 2pgs
Fees:13.00 Taxes:203.50

20011120-0127278

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 MY HAND THIS 16th DAY OF NOVEMBER, 2001.

David B. Lerman by Alan L. Saturn Atty in Fact

DAVID B. LERMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 16th day of November, 2001, before me personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument in behalf of DAVID B. LERMAN, Unmarried, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said DAVID B. LERMAN, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: