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Realty Title 78-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Tech Wubneh	Capital Bank & Trust	118-01-0 117.00
1103 Gilmore Avenue	220 Abbott Martin Road, Suite 201	
Nashville TN 37204	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Virginia P. Ross, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tech Wubneh and wife, Alganash Wubneh, hereinafter called the Grantees, their successors 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 Nos. 66 and 67 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Ross and wife, Virginia P. Ross by deed from John R. Dunnavant and wife, Maymie M. Dunnavant, of record in Book 4208, Page 776, Register's Office for Davidson County, Tennessee. William H. Ross having since died. Being further conveyed to Virginia P. Ross and Ronnie L. Ross, mother and son, by quitclaim deed from Virginia P. Ross of record in Instrument No. 20010108-0002265, said Register's Office. The said Virginia P. Ross and Ronnie L. Ross having since conveyed their interest to Virginia P. Ross by quitclaim deed of record in Instrument No. 20011012-0111486, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1103 Gilmore Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of March, 2002.

Virginia P. Ross

Virginia P. Ross

Davidson County DEEDWARR
Recvd: 04/30/02 11:08 2pgs
Fees:13.00 Taxes:832.50

20020430-0052752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Virginia P. Ross, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of March, 2002.

Notary Public

My Commission expires 03/14/05