STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Estifanos Tesfaye
~~1600 A/B Essex Avenue~~ 818 18th Avenue South, Suite 303
Nashville, Tennessee ~~37216~~ 37203

SEND TAX BILLS TO:
First National Bank of Arizona, N.A.
P.O. Box 9490
Scottsdale, AZ 85252-9490

MAP-PARCEL NUMBERS:
72-11-399

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, **ALLISON M. DAWKINS AND BETTY S. DAWKINS, HUSBAND AND WIFE** hereinafter referred to as Grantors, hereby transfers and conveys to **ESTIFANOS TESFAYE, AN UNMARRIED MAN** 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. 210 on the Plan of Water's Place on Maxey Lane of record in Book 332, pages 136-137, Register Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Allison M. Dawkins and Betty S. Dawkins, Husband and Wife by Warranty Deed from Keith Deere, Unmarried of record in Instrument No. 20000901-0075799, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Davidson County DEEDWARR
Recvd: 07/18/02 09:35 2pgs
Fees:13.00 Taxes:288.60
20020718-0086510

The Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, 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 1600 A/B Essex Avenue, Nashville, Tennessee 37216.

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 12th day of July, 2002.

Allison M. Dawkins

Betty S. Dawkins

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 ALLISON M. DAWKINS AND BETTY S. DAWKINS, HUSBAND AND WIFE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.