This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
Efrem B. Zerihun, Mibrak E. Teklay, and Abrehet Haile
550 Harding Place, A-103
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 09/17/02 14:52 2pgs
Fees:13.00 Taxes:136.90
20020917-0113469

MAP AND PARCEL:
MAP 147-2 Gr.B
GROUP 3.00 C.O.
PARCEL 06DU-81002

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Efrem B. Zerihun and wife, Mibrak E. Teklay, and Abrehet Haile, the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, AMSOUTH BANK, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Efrem B. Zerihun and wife, Mibrak E. Teklay, and Abrehet Haile, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit A-103, Caldwell Court Condominiums in County, Tennessee, as created under Title 66, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, Page 744, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Caldwell Court Condominium Apartments, of record in Exhibit A-2, of said Master Deed, said Register's Office to which plan reference is made for a more complete description.
>
> Being the same property conveyed to AMSOUTH BANK by Substitute Trustee's Deed, R. Grant Dobson, Substitute Trustee, of record in INST: 20020502-0054022, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 550 Harding Place, A-103, Nashville, TN 37211.

This is the same description as in previous deed of record.

Taxes for 2002 have been pro-rated and assumed by Grantees.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Caldwell Court Condominiums Condominium, of record in Book 6188, page 744, 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 Efrem B. Zerihun and wife, Mibrak E. Teklay, and Abrehet Haile, their heirs and assigns, forever; and AMSOUTH BANK does covenant with the said Grantees that

it is seized and possessed of said land, has a good right to convey it; and it does further covenant and bind itself, its representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. 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, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 12th day of September, 2002.

AmSouth Bank

Trudy Mayoros, as its Vice President

STATE OF Alabama)
COUNTY OF Jefferson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Trudy Mayorosthe bargainor, with whom I am personally acquainted (or proved to me Warranty Deed for the purposes therein contained, and who further acknowledged that she is the _____ of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Birmingham, Alabama, this the 12th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Sept 5, 2005 BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF Tennessee
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 37,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of September, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY