Box 13
#4577

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ermias A. Degefa	CTX Mortgage Company P.O. Box 199114 Attn: Tax Dept. Dallas TX 75219-9114	MAP and PARCEL 150-5 1
3001 Anderson Road Antioch, TN 37013		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Darrell Clay Holman, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ermias A. Degefa**, married (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 385 on the plan of Section One, Forest View Park, of record in Book 3700, Pages 109 and 110, Register's Office for said County.

Said Lot No. 385, which is a corner lot, fronts 87.00 feet on the southerly margin of Anderson Road and fronts 95.00 feet on the easterly margin of an unnamed street, said frontages being joined by a curve having a length of 47.12 feet, and extends back 117.00 feet on the southerly line and 125.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to Darrell Clay Holman by Warranty Deed dated April 15, 1998, from Edwin E. Sanborn, Jr., and wife, Carlotta J. Sanborn, of record in Book 10891, Page 214, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3001 Anderson Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor; (2) The Plan of Record in Book 3700, Pages 109 and 110, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4115, Page 674, said Register's office; 4) A portion of the property lies in the flood zone.

Davidson County DEEDWARR
Recvd: 11/26/02 16:19 2pgs
Fees:13.00 Taxes:484.70
20021126-0146804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $131,000.00

Affiant

Subscribed and sworn before me this 30th day of October, 2002.

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **October, 2002**.

Darrell Clay Holman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Darrell Clay Holman, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **October, 2002**.

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

Notary Public
My Commission Expires: 1-28-2006

My Commission Expires JAN. 28, 2006

File No. 0210-317