FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/04 14:39 2pgs
Fees:13.00 Taxes:370.00
20040319-0031615

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 20 04

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hirut Kebede (NAME)	Georgia Bank & Trust Co. of (NAME)	MAP 147-8
3825-3827 Faulkner Drive (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	PARCEL 166
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Larry D. Poston, Sr. and wife, Evelyn S. Poston and Gregory M. Poston and Christopher A. Poston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hirut Kebede, married

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillbrook Subdivision, Section 7, as of record in Book 3842, Page 249, Register's Office for said County.

Said Lot No. 13 fronts 70 feet on the westerly side of Faulkner Drive and extends back 172.8 feet on the southerly line and 171.7 feet on the northerly line to a dead line in the rear measuring 70 feet thereon.

BEING the same property conveyed to Larry D. Poston, Sr. and wife, Evelyn S. Poston, Gregory M. Poston and Christopher A. Poston, as tenants in common, by deed from Michael E. Cloonan and wife, Melissa Cloonan, of record in Book 5366, Page 429, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4302, Page 491, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 249, said Register's Office.

Power of Attorney of record in Instrument _____, said Register's Office. ~~CONTINUED~~

unimproved ( )
This is improved (X) property, known as 3825-3827 Faulkner Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 20th day of February, 20 04

Larry D. Poston, Sr. by Evelyn S. Poston attorney-in-fact

Gregory M. Poston

Evelyn S. Poston

Christopher A. Poston

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan Jane Killebrew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Larry D. Poston, Sr. (a/k/a Larry Drennon Poston) as his Attorney in Fact as the free act and deed of the within named Larry D. Poston, Sr..

Witness my hand and official seal at Nashville, Tennessee the 13th day of February, 2004.

My Commission Expires: ~~1/27/07~~ 3/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn S. Poston, Gregory M. Poston and Christopher A. Poston, with whom I am personally acquainted (or 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 Nashville, Tennessee, this 13th day of February, 2004.

My Commission Expires: ~~1/27/07~~ 3/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN