FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/04 15:25 2pgs
Fees:13.00 Taxes:436.60

20040426-0047316

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Wanda Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melke Getahun	New Owner	Map 135-12-0-B
2118 Nashboro Blvd.		Group
Nashville, TN 37217		Parcel 23CO

FOR AND IN 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

Jeffrey S. Cargill

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melke Getahun

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:

Being Lot No. 23 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Book 11700, Page 49 and 50, which amends the Plat of record in Book 4600, Page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey S. Cargill by deed from Fox Ridge Homes, Inc., of record in Instrument 20001212-0122197, dated November 19, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11703, Page 520; Book 11701, Page 560; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; and Instrument 200003160027171, said Register's Office.

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 Book 11700, Page 49 and 50, which amends the Plat of record in Book 4600, Page 156; and (3) Memorandum of Lease of record in Book 10690, Page 327; Easement for Sewer of record in Book 8870, Page 887; Easement for Metro Government of record in Book 4868, Page 74 and Book 4815, Page 425; Easement for Cart Path of record in Book 10110, Page 860; Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410; Public Right of Way Dedication of record in Book 4460, Page 149-151; Conveyance of Common Area of record in Instrument 2000010100100360; and Easement for Cable T.V. of record in Instrument 200010120101575, said Register's Office.

The said Pamela J. Cargill joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2118 Nashboro Blvd., Nashville, TN 37217

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 my hand this 21st day of April, 2004.

Jeffrey S. Cargill

STATE OF SOUTH DAKOTA
COUNTY OF Brown

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Cargill and Pamela J. Cargill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Aberdeen, South Dakota, this 21st day of April, 2004.

My Commission Expires: 9/24/09

Notary Public

