State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $120,000.00

Affiant

Subscribed and sworn before me this the 30th day of June, 2004.

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/06/04 10:29 2pgs
Fees:13.00 Taxes:444.00

20040706-0079788

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

RECORD & RETURN TO:
Prestige Title, LLC
1800 Mallory Lane
Suite A
Brentwood, TN 37027

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Almaz Zewege 624 Ransom Village Way Antioch, Tennessee 37013	624 Ransom Village Way Antioch, Tennessee 37013	National Bank of Commerce P O Box 30046 Durham, NC 27702-3046

Map 135-14-C Parcel 40

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KAMAL GIROTI AND SANDHYA GIROTI, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ALMAZ ZEWEGE, AN UNMARRIED WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 40 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kamal Giroti and wife, Sandhya Giroti by Warranty Deed from Ransom Village, Inc. of record in Book 10166, page 331, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 833 and 834, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record in Book 9653, page 153, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Ransom Village Homeowner's Association of record in Book 9525, page 210, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instrument of record in Deed Book 9525, page 187, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th** day of **June, 2004**

Kamal Giroti

Sandhya Giroti

State of Tennessee

County of **Davidson**

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Almaz Zewege,** within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **30th** day of **June, 2004.**

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN