State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $160,000.00

Affiant

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

Notary Public 08/04/07

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/09/04 13:44 2pgs
Fees:13.00 Taxes:592.00
20040809-0095875

WARRANTY DEED

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

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Fannose Mohamed 2568 Johnson Ridge Road Antioch, Tennessee 37013	2568 Johnson Ridge Road Antioch, Tennessee 37013	Washington Mutual Bank, FA 3050 Highland Parkway, 5th Floor Downers Grove, IL 60515

Map 149-6 Parcel 153

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,

DANA MERCER AND TERRON MERCER, WIFE AND HUSBAND

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

FANNOSE MOHAMED AND ASSEFA HAILU, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 46 on the Plan of Oakwood, Phase Six, Section Two, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Dana Mercer and husband Terron Mercer by Quitclaim Deed from Dana Phelan and Terron Mercer of record in Book 10754, page 520, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 626, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instrument of record in Deed Book 7981, page 478; amended in Book 10650, page 785; Book 9781, page 987, 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 **July, 2004**

Dana Mercer

Terron Mercer

State of Tennessee

County of **Davidson**

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Dana Mercer and husband, Terron Mercer,** 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 **July, 2004.**

My Commission Expires:

3.25.06

Notary Public

Notary Public At Large

Davidson County