This instrument prepared by: John F. Morreale, Attorney
Morreale, Mack & Terry, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 10/12/04 10:24 3pgs
Fees:18.00 Taxes:776.63

20041012-0123039

WARRANTY DEED

THIS INDENTURE, made this 5 day of October , A.D., 20 04 , by and between

Edward C. Miller, Jr. and Barbara Ann Willien Miller Husband and wife

First Parties, and

Meselech T. Aga and husband, Zeleke W. Awash
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

OWNER:
Meselech T. Aga
6360 Paddington Way
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Union Planters Bank
P.O. Box 1718
Memphis TN 38101

MAP & PARCEL 151-09-A-73

MR-GM-212946

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Edward C. Miller, Jr.

× _____
Barbara Ann Willien Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Edward C. Miller, Jr. and Barbara Ann Willien Miller husband and wife, 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, at office, this 10th day of May

_____ Notary Public

My Commission Expires: 4/22/2007

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $209,900.00. Affiant _____.

Subscribed and sworn to before me this 5th day of October, 2004.

My Commission Expires: 6/5/05

_____

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ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 10741, PAGE 599, ID# 151-09-A-73, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 73, ON THE PLAN OF PHASE 1, SECTION 1, LONG HUNTER CHASE A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 829, 830 AND 831, REGISTER'S OFFICE FOR SID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDWARD C. MILLER, JR. AND WIFE, BARBARA ANN WILLIEN MILLER BY DEED FROM BARRY CONSTRUCTION, A TENNESSEE CORPORATION OF RECORD IN BOOK 10741, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.