Davidson County DEEDWARR
Recvd: 11/15/04 14:06 2pgs
Fees:13.00 Taxes:475.45
20041115-0136905

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

RETURN TO:

Prestige Title, L.L.C.
1600 Westgate Circle, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2 day of November, 2004.

NOTARY PUBLIC AT LARGE TENN.

Notary Public
My Commission Expires: 1/20/05

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Yimam Y. Tarekegn
209 Legend Court
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
150-11 302.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY B. BALES and wife, SADIE L. BALES,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **YIMAM Y. TAREKEGN, married,** hereinafter referred to as Grantee(s), his/her/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. 39 on the Plan of Belle Oaks Subdivision, Phase One, of record in Plat Book 6900, Page 768, Register's Office for said County, to which reference is made for a complete description.

BEING the same property conveyed to DONNA J. BALES by Warranty Deed from Patrick L. Whitehead, Sr. and wife, Sheila M. Whitehead of record Book 9021, Page 481, Register's Office for Davidson County, Tennessee. Donna J. Bales a/k/a Donna Jean Bales died in Davidson County, Tennessee on April 22, 2004. Billy B. Bales and wife, Sadie L. Bales are the sole heirs of Donna J. Bales as evidenced by an Affidavit of Heirship of record as Instrument No. 20040816-0098677, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **209 Legend Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 2 day of November, 2004.

Billy B. Bales
BILLY B. BALES

Sadie L. Bales
SADIE L. BALES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **BILLY B. BALES**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 2 day of November, 2004.

Notary Public
H. Anthony Duncan

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SADIE L. BALES**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 2 day of November, 2004.

Notary Public
H. Anthony Duncan

My Commission Expires: 1/4/06

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE