Davidson County DEEDWARR
Recvd: 12/30/04 09:16 6 pgs
Fees:33.00 Taxes:558.70
20041230-0154476

This instrument prepared by:
Brenda R. Lehman, Attorney At Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-678298**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of November, 2004**, by and between **Betty B. Zumbro, an unmarried woman**, parties of the first part, and **Mengistu M. Zerihun, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 93, MERRY OAKS, as shown on plat of record in Plat Book 1835, Pages 67 and 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John M. Zumbro and wife, Bettie B. Zumbro by deed of record in Book 2593, page 274 Register's Office for Davidson County, Tennessee. The said John M. Zumbro having since died, property vesting in Bettie B. Zumbro as surviving tenant by the entirety.

Bettie B. Zumbro and Betty B. Zumbro and Betty D. Zumbro being one and the same person.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **095-07-001.00**
XX Improved OR
Unimproved property located at: **258 Fairway Dr., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Betty B. Zumbro by her attorney in fact

Betty B. Zumbro, by her attorney in fact
Linda Z. Melnyk

Linda Z. Melnyk

Betty B. Zumbro by her attorney in fact

Betty B. Zumbro, by her attorney in fact John
T. Zumbro

John T. Zumbro

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Linda Z. Melnyk**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Betty B. Zumbro**, as **her** lawful Attorney-In-Fact, and that **She** executed same as the free act and deed of the said **Betty B. Zumbro** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Twenty-ninth day of November, 2004.**

Brenda R Lehman
NOTARY PUBLIC

Printed Name of Notary
My Commission Expires: 3/10/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of November, 2004, personally appeared before me, John T. Zumbro, to me known or proved to me on the basis of satisfactory evdience to be the person who executed the foregoing instrument in behalf of Betty B. Zumbro, and who acknowledged that such he executed the same as the free act and deed of Betty B. Zumbro.

Witness my hand and official seal at Brentwood, TN this the 29th day of November, 2004.

Brenda R Lehman
NOTARY PUBLIC

Notary Print Name
My Commission Expires: 3/10/07

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Owner's Name: **Mengistu M. Zerihun**

and Address: **258 Fairway Dr.**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes) New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$151,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-ninth day of November, 2004.**

Notary Public

My Commission Expires: 9/20/08

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

The undersigned Affiants, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney recorded simultaneously with the subject document.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiants certifies that at the time of execution of said document the Affiants had no actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

4. Furthermore Affiants certify on this very date we conversed with
the principal and verified that she is presently of sound mind and disposition, and suffers from no mental disability or incapacity.

Further the Affiants Saith not.

John T. Zumbro

Linda Z. Melmyk

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Zumbro and Linda Z. Melmyk, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

prepared by:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Witness my hand and official seal at Brentwood, TN, this 29th day of November, 2004.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07