Davidson County DEEDWARR
Recvd: 01/20/05 09:54 3 pgs
Fees:18.00 Taxes:662.30

20050120-0007195

WARRANTY DEED

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 2005

Notary Public

MY COMMISSION EXPIRES: 9/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrian Silitonga (NAME)	NEW OWNERS (NAME)	MAP 108-12B
1336 Timber Valley Drive (ADDRESS)	(ADDRESS)	PARCEL 96
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Biniam Messay and Feven Berhanu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrian Silitonga and Hui Yang

HEREINAFTER CALLED THE GRANTEES, 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, being Lot 195 on the Plan of Harborview, Section II, Phase 1-A, of record in Plat Book 6900, page 756, amended in Book 9096, page 764, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Biniam Messay and Feven Berhanu by deed dated 9/25/03 from AmSouth Bank of record in Instrument No. 20031006-0147408, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7471, page 26; as amended by First Amendment of record in Book 7646, page 142, Second Amendment of record in Book 7646, page 147; Third Amendment of record in Book 7646, page 149, re-recorded in Book 7647, page 648; Fourth Amendment of record in Book 7732, page 749; Fifth Amendment of record in Book 8263, page 534, Sixth Amendment of record in Book 8271, page 863; Seventh Amendment of record in Book 8297, page 380; Eighth Amendment of record in Book 8634, page 19; Ninth Amendment of record in Book 8856, page 361; and Tenth Amendment of record in Book 9182, page 786, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, page 756, and amended

CONTINUED

unimproved ( )
This is improved (X) property, known as 1336 Timber Valley Drive, Nashville, TN 37214,
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their 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 our hand s this 14th day of January, 2005

Biniam Messay
Biniam Messay

Feven Berhanu By Biniam Messay Attorney in effect.
Feven Berhanu
By Biniam Messay by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Biniam Messay

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2005.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 14, 2005 before me personally appeared Biniam Messay to me known to be the person who executed the foregoing instrument in behalf of Feven Berhanu and acknowledged that he executed same as the free act and deed of said Feven Berhanu for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of January, 2005.

My Commission Expires:

3-26-05

Notary Public

LEGAL DESCRIPTION CONTINUATION

in Book 9096, page 764, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.