WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/05 09:22 2 pgs
Fees:13.00 Taxes:1443.00

20050126-0009479

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Nicki Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 2005

Notary Public

MY COMMISSION EXPIRES 11-26-2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicki Clark	JPMorgan Chase Bank, N.A.	MAP 182
(NAME)	(NAME)	
5885 Cane Ridge Rd.	5409 Maryland Way, Suite 202	PARCEL 178
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Berhanu Abebe Hailu and wife, Tarike Ayalew Alebachew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicki Clark

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, Tennessee, being Lot No. 1, Final Plat, Brock Subdivision, of record in Book 8250, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Berhanu Abebe Hailu, married, by deed from Darren C. Brock and wife, Karen L. Brock of record in Instr: #20040429-0048647, Register's Office, Davidson County, Tennessee. Tarike A. Alebachew herein joins to convey any and all rights and interest she may have; especially her marital rights. Tarike A. Alebachew and Tarike Ayalew Alebachew is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8405, Page 952, said Register's Office.

Subject to notes on plat of record in Book 8250, Page 54, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

This conveyance is subject to easement of record in Book 4424, Page 970, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5885 Cane Ridge Road, Antioch, TN 37013
(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 21st day of January, 2005

Berhanu Abebe Hailu
Berhanu Abebe Hailu

Tarike Alebachew Ayalew
Tarike Ayalew Alebachew

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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

Commission expires _____ _____

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)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Berhanu Abebe Hailu and wife, Tarike Ayalew Alebachew the bargainor(s), 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 and official seal at Nashville, Tennessee, this the 21st day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

