Davidson County DEEDWARR
Recvd: 02/04/05 09:20 2 pgs
Fees:13.00 Taxes:443.63

20050204-0013170

WARRANTY DEED

SUMMIT-PT-05-410

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Yohannes A. Lemma
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2005.

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yohannes A. Lemma	Allied Mortgage Group, Inc	
410 Tampa Drive	(NAME) 7 Bala Avenue Suite 108	133-12-108
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Bala Cynwyd, PA 19004	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES A. HOLLAND, MARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto YOHANNES A. LEMMA, Unmarried ,, hereinafter called the Grantees, their heirs and assigns, that 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. 62 on the plan of Windsor Park, of record in Book 3600, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Holland and Michael J. Dioguardi, by Deed from Nationwide Lending Group, Inc., dated November 26, 1987, of record in Book 7422, page 617, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 8, 2003, of record in Instrument No. 20041228-0152876, said Register's Office, Michael J. Dioguardi conveyed his interest in the subject property to James A. Holland.

Subject property is investment property and has never been the primary residence of James A. Holland or his spouse

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 410 Tampa Drive, Nashville, Tennessee 37211
(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 my/our hand(s) this 31st day of January, 2005.

James A Holland
James A. Holland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shelby V. Street, a Notary Public in and for said County and State, the within named James A. Holland , the bargainor (s), with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 31st day of January, 2005.

My Commission Expires: 11-13-07

Shelby V. Street
Notary Public

SHELBY V. STREET
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of January, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800