FILE BOX

Davidson County DEEDWARR
Recvd: 04/13/05 14:42 2 pgs
Fees:13.00 Taxes:382.03

20050413-0041242

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $103,250.00

Subsribed and sworn before me this the 11th day of April, 2005.

MEREDITH L. SHRADER
NOTARY PUBLIC
AT LARGE
GILES COUNTY
(Affix Seal)

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Affiant

Meredith L. Shrader
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500196
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Yemane Woldeslassie and wife, Hagosa Woldeslassie
1192-1194 Vultee Boulevard
Nashville, TN 37217

Send tax bills to:
Tenn Loan, Inc.
2209 Crestmoor Road, Ste. 110
Nashville, TN 37215

Map 120-1 Parcel 134

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

George Anton and Howard W. Anderson Marital Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Yemane Woldeslassie and wife, Hagosa Woldeslassie

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Vultee Boulevard, said point being southeasterly corner of the property conveyed to I.R. Schulman, Trustee of record in Book 4342, page 626, Register's Office for Davidson County, Tennessee; thence with said Schulman's easterly line, North 1 Deg 42' East 230 feet to an iron pin in a fence, another corner to Schulman; thence with said fence, South 88 Deg 33' East, 154.14 feet to an iron pin, thence leaving said fence, South 0 Deg 15' East, 227.70 feet to an iron pin in the northerly right-of-way of Vultee Boulevard; thence with said right-of-way, North 89 Deg 20' West, 162.00 feet to the point of beginning, and containing 36,174 square feet.

Being all of the same property conveyed to Howard W. Anderson and George Anton by Deed of record in Book 6670, page 599; dated 10/1/85, said Register's Office. The said Howard W. Anderson now being deceased leaving Sarah A. Anderson and Mark H. Anderson Co-Executors of the Estate of Howard W. Anderson by Will of record in Book 239, page 23, Probate Court Clerk for Davidson County, Tennessee. Said Estate of Howard W. Anderson further being conveyed by Quitclaim Deed being recorded simultaneously herewith to Sarah A. Anderson and Mark H. Anderson, Co-Trustees of the Howard W. Anderson Marital Trust. 20050413.0041238

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1192-1194 Vultee Boulevard, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singu ar shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 11th day of April, 2005.

George Anton

Howard W. Anderson Marital Trust

By: Sarah A. Anderson
Sarah A. Anderson, Co-Trustee

By:
Mark H. Anderson, Co-Trustee

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 George Anton , the bargainor(s), 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, this 11th day of April, 2005.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State aforesaid, Sarah A. Anderson and Mark H. Anderson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that they are Co-Trustees of The Howard W. Anderson Marital Trust, the maker, and are authorized by the maker or its constituent to execute this instrument on its behalf.

Witness my hand and official seal, this 11th day of April, 2005.

My Commission Expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public