REALTY TITLE 15
Box 48A

Davidson County DEEDWARR
Recvd: 04/15/05 09:44 2 pgs
Fees:13.00 Taxes:610.50
20050415-0042018

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 14 day of April, 2005.

Notary Public
My commission expires: 11-27-2006

15-0503-150186

Address of New Owner:	Send Tax Bills to:	Tax Information
Azeb Z. Yifru 101 Summit Run Place Hermitage TN 37076	Union Planters Bank/Regions P.O. Box 11026 Orange, CA 92856	86-03-0-A-001

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thuy Vu, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Azeb Z. Yifru and Eshetu B. Yelemwossen, wife and husband**, hereinafter called the Grantees, their successors 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, Summit Run, Phase One, of record in Plat Book 9700, page 334, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thuy Vu, married, by deed from FoxRidge Homes, Inc., dated 10-31-97, of record in Book 10671, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Tan Hoang Nguyen, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 101 Summit Run Place, Hermitage, TN 37076

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14 day of April, 2005.

Thuy Vu

Tan Hoang Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thuy Vu and Tan Hoang Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 14 day of April, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

