Davidson County DEEDWARR
Recvd: 06/27/05 10:47 2 pg:
Fees:13.00 Taxes:543.90

20050627-0073390

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

P-05-917

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
Dawit Lema	Bank of America	
917 Winchester Pass (ADDRESS)	9000 Southside Blvd (ADDRESS)	151-10-A 129.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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 JASON M. KOERNER AND WIFE LEIGH ANN KOERNER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAWIT LEMA AND DEBERE GETAHUN*, 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:

*husband and wife,

Land in Davidson County, Tennessee, being Lot NO. 54, on the Plan of Villages of Long Hunter, Phase Two (2), of record in Instrument #20020515-0059732, 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 Jason M. Koerner and wife Leigh Ann Koerner by Deed from Ole South Properties, Inc., dated 8/23/2002, of record in Instrument #20020827-0103552, Register's Office for Davidson County, TN.

This conveyance is made subject to any and all existing restrictions and/or easements of record.

unimproved ( ) This is improved (X) property, known as 917 Winchester Pass, Antioch, Tennessee 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 my/our hand(s) this 22nd day of June, 2005.

Jason M. Koerner

Leigh Ann Koerner

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Jason M. Koerner and wife Leigh Ann Koerner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of June, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.