Davidson County DEEDWARR
Recvd: 07/13/05 08:02 2 pg
Fees:13.00 Taxes:29.60

20050713-0080902

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Amanuel G. Hagos Tesfaye B. Yemru 813 Dover Glen Dr. Antioch, TN 37013	Amanuel G. Hagos SAME	92-8-30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8000.00

Amanuel Hagos
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 12th DAY OF July, 2005.

Toni Barrett
Notary Public
MY COMMISSION EXPIRES: 5-24-08
(affix seal)

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Charlene H. Williams, unmarried BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanuel G. Hagos and Tesfaye B. Yemru,as tenants in common, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, beginning at a point in the northerly margin of Jo Johnston Avenue 20 feet east of the northwest intersection of 16th Avenue with Jo Johnston Avenue; thence easterly parallel with the northern margin of Jo Johnston Avenue 20 feet; thence northerly parallel with the easterly margin of 16th Avenue 50 feet; thence westerly parallel with the northerly margin of Jo Johnston Avenue 20 feet to a dead line; thence southerly parallel with the easterly margin of 16th Avenue 50 feet to the point of beginning.

BEING the same property conveyed to Charlene H. Williams, by deed from Loutisha Gray, unmarried, of record in Book 9381, page 248, dated June 16, 1994, said Register's Office.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved (X)
This is improved ( ) property, known as 1512 Jo Johnston Ave. Nashville, Tennessee 37208

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 12th day of July, 2005.

Charlene H Williams
CHARLENE H. WILLIAMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, CHARLENE H. WILLIAMS, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2005.

Toni Barrett
NOTARY PUBLIC

My Commission Expires: 5-24-08

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.