Davidson County DEEDWARR
Recvd: 08/08/05 14:20 3 pgs
Fees:18.00 Taxes:562.40
20050808-0093531

LEDGIBILITY AFFIDAVIT

I, Jennifer R. Pierce, President of Service Escrow & Title, Inc. hereby affirm the following statements:

1) I have attached a Warranty Deed from Clarence Ervin Feemster and wife, Diane V. Feemster (Grantor) to Mulugeta Woldeyohannes and Tigist Fekade, both unmarried as joint tenants with right of survivorship (Grantees).
2) The Warranty Deed described in #1 is the best available original.
3) This deed was executed on 7/15/2005.
4) This deed was notarized by Reed L. Cruess of Wake County, NC with an expiration date of 5/3/2008.
5) Legal Description:

Being in Davidson County, Tennessee, being Lot No. 17 on the Plan of McMurray Woods Addition, Sections I, of record in Book 4675, page 6 and 7, of Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Clarence Ervin Feemster and wife, Diane V. Feemster by deed dated December 17, 1976 from Bob G. Haley and wife, Patti Haley and James D. Haley and wife, Alice O. Haley of record in Book 5099, page 311, Register's Office for Davidson County, Tennessee.

6)The Actual Consideration for transfer is 152,000.00 and the acknowledgement was signed and notarized by Beth M. Brock of Williamson County, Tennessee with a Notary expiration date of 3/24/09.

7)Address of New Owner: Mulugeta Woldeyohannes and Tigist Fekade 5117 Amalie Drive, Nashville, TN 37211

8) Map 161-7 Parcel 95

9) Send Tax Bills to: GMAC Mortgage 6 Cadillac Dr#150, Brentwood, TN 37027

10) Improved property known as 5117 Amalie Drive, Nashville, TN 37211

7/15/2005
Affiant

Sworn to me this 15th day of July, 2005.

My commission expires: 11-25-06
Notary Public 11-25-06

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTSC File No. 2432"-05-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $152,000.00 Affiant Subscribed and sworn to before me this 15th day of July, 2005. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009

WARRANTY DEED

Address New Owner: Mulugeta Woldeyohannes Tigist Fekade 5117 Amalie Drive Nashville, TN 37211	**Send Tax Bills To:** Gmac mortgage 6 Cadillac Dr. #150 Brentwood, TN 37027	**Tax Information:** Map No. 161-7 Parcel No. 95.00 MAP 161-7 Parcel 95

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clarence Ervin Feemster and wife, Diane V. Feemster** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mulugeta Woldeyohannes and Tigist Fekade, both unmarried as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5117 Amalie Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2005.

Clarence Ervin Feemster — Diane V. Feemster

Clarence Ervin Feemster — Diane V. Feemster

STATE OF NORTH CAROLINA COUNTY OF WAKE SS.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarence Ervin Feemster and Diane V. Feemster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2005.

Notary Public

My Commission Expires:

Commission Expires
May 3, 2008.

REED L. CRUESS
NOTARY
* * *
PUBLIC
WAKE COUNTY, N.C.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of McMurray Woods Addition, Section I, [illegible], as of record in Plat Book 4675, pages 6 and 7, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Clarence Ervin Feemster and wife, Diane V. Feemster by deed dated December 17, 1976 from Bob G. Haley and wife, Patti Haley and James D. Haley and wife, Alice O. Haley of record in Book 5099, page 311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 4727, page 673, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped person(s).
3. All matters appearing on the Plan of record as Book 4675, pages 6 and 7, Register's Office for Davidson County, Tennessee.