WARRANTY DEED

P-05-1533

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yilfu Teferra	Bank of America	
1533 Mount Mitchell Court (ADDRESS)	200 S. College Street (NAME) (ADDRESS)	135-14-A-250CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (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 SALLIE M. STREET, N. K. A. SALLIE M. FREAS, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto YILFU TEFERRA AND GENET GURUMU, 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:

Land in Davidson County, Tennessee, being Lot No. 250 on the plan of Pinnacle Point, Phase 5, PUD, of record in Book 8250, page 842, 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 Sallie M. Street, unmarried, by Deed from Fox Ridge Homes, Inc., dated May 27, 1999, of record in Book 11524, page 96, Register's Office for Davidson County, Tennessee.

Ted Joseph Freas, spouse of Sallie M. Freas, hereby joins in this conveyance to convey any and all interest he may have in said property including, but not limited to, the marital interest.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1533 Mount Mitchell Court, 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 s ngular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of September, 2005.

Sallie M. Street

Ted Joseph Freas

Davidson County DEEDWARR
Recvd: 09/20/05 13:58 2 pgs
Fees:13.00 Taxes:525.40

20050920-0113072

STATE OF TENNESSEE

COUNTY OF Davidson

I, ~~Carol T. Baker~~ Sandy Meyer, a Notary Public of the County and State first above written, do hereby certify that Sallie M. Street N. K. A. Sallie M. Freas, and husband Ted Joseph Freas, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of September, 2005.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800