Davidson County DEEDWARR
Recvd: 12/09/05 08:40 2 pgs
Fees:13.00 Taxes:677.10
20051209-0147963

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **December, 2005** by and between **Kibrom Y. Tseggai, unmarried** , herein after referred to as GRANTOR, and **Charles Daniel Askew** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Caldwell Hall, Revised Section One, of record in Plat Book 2900, page 59, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Caldwell Hall, Revised Section One, of record in Plat Book 2900, page 59, Register's Office for Davidson County, Tennessee.

2) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kibrom Y. Tseggai and wife, Tighisti H. Kidane by Warranty Deed from Stacy L. Davis and husband, Chance M. Davis of record in Book 10548, page 52, dated July 22, 1997, recorded July 30, 1997, Register's Office for Davidson County, Tennessee. Tighisti H. Kidane predeceased Kibrom Y. Tseggai and property is now vested in Kibrom Y. Tseggai as tenant by the entirety.

This is improved/unimproved property known as: 201 Overcrest Court, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kibrom Y. Tseggai
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kibrom Y Tseggai, unmarried,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **2nd** day of **December, 2005.**

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21 2007

My Commission Expires: 7/21/07

Name and Address of Property Owner:
Charles Daniel Askew
201 Overcrest Court, Nashville, TN. 37211

Send Tax Statements to:

Charles Askew
201 Overcrest Court, Nashville Tn. 37211

Map & Parcel 147.06-O-077.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $183,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Velma S. Jamail
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **December, 2005.**

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM EXPIRES JULY 21, 2007

My Commission Expires: 7/21/07

RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. # E
GOODLETTSVILLE, TN. 37072