(1)

WARRANTY DEED

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 06/27/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & EG Investment, L.P.	B & EG Investment, L.P.	Map 150-6 Parcel 177
(NAME)	(NAME)	
P.O. Box 291986	P.O. Box 291986	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37229	Nashville TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Minassie Semegn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & EG Investment, L.P., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a 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. **23** on the Plan of Revised West Lake Subdivision of record in Plat Book 6250, page 785, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Minassie Semegn by warranty deed of David K. Iwao and wife, Cecilia M. Iwao of record in Instrument #20060317-0030979, conveyance dated March 9, 2006, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) 2006 Metropolitan Davidson County Taxes a lien but not yet due and payable. Said taxes have been prorated with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. (2) Conveyance of sanitary sewer of record in Book 7181, page 192, Register's Office of Davidson County, Tennessee. (3) Conveyance of mater main of record in Book 7181, page 209, Register's Office of Davidson County, Tennessee. (4) Restrictions of record in Book 4914, page 404, Register's Office of Davidson County, Tennessee. (5) Subject to all matters appearing of record in Plat Book 6250, page 785, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/20/06 14:28 2 pgs
Fees:13.00 Taxes:148.00
20060920-0116666

unimproved ☒

This is improved ☐ property, known as 2933 Lera Jones Drive, Antioch, TN 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 hand this 15th day of September, 2006.

Minassie Semegn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Minassie Semegn, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2006.

Commission expires: 06/27/09

JACKIE LAMBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 27, 2009

Notary Public