WARRANTY DEED

State of Tennessee)
County of Davidson)

G#3569-2

Davidson County DEEDWARR
Recvd: 03/13/07 13:43 2 pgs
Fees:13.00 Taxes:536.50
20070313-0030781

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires November 22, 2008

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2007.

Notary Public

My commission expires: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RUBKA TAMERAT	**"NEW OWNER"**	**Map 151-09-0-A Parcel 223.00co**
409 Ashby Place		
Antioch, TN 37013		

FOR AND IN 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,

ERROL J. DESOTO and SARAH D. DESOTO, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUBKA TAMERAT, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, 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. 223 on the Plan of Long Hunter Chase, Phase 3, Section 1, First Revision, a Planned Unit Development, as of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Errol J. DeSoto and Sarah D. DeSoto, husband and wife, by Warranty Deed dated September 14, 2001, from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, of record in Instrument No. 20010920-0101769, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 9430, Page 251, in Book 9534, Page 938, and in Book 9534, Page 942, said Register's Office; Declaration of Annexation, Covenants, and Restrictions for Phase 3, Section 1, of record in Instrument No. 20010514-0049630, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Errol J. DeSoto and wife, Sarah D. DeSoto, pursuant to a Power of Attorney executed by them on the 12th day of March, 2007, of record in Instrument No. 20070313-0030780 **, Register's Office for Davidson County, Tennessee.**

This is IMPROVED (__XX__) unimproved (____) property, known as: **409 Ashby Place, Antioch, TN 37013**.

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/our hand(s) this **12th** day of **March, 2007.**

Errol J. DeSoto
ERROL J. DESOTO

By: Jennifer Johnson, Atty in fact
Jennifer Johnson, Attorney-In-Fact

Sarah D. DeSoto
SARAH D. DESOTO

By: Jennifer Johnson, Atty in fact
Jennifer Johnson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jennifer Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **ERROL J. DESOTO and SARAH D. DESOTO, husband and wife,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **ERROL J. DESOTO and SARAH D. DESOTO, husband and wife,** for the purpose therein contained, by signing the name of **ERROL J. DESOTO and SARAH D. DESOTO, husband and wife,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, **2007.**

Katherine Goodson
Notary Public

My Commission Expires: 5/30/07

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.