LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Name and Address of New Owner:

Theodore J. Thomas, Jr.
3023 Capps Drive
Nashville TN 37207

Send Tax Bills To:

Bank of America
P.O. Box 9000
Getzville, NY
14068-9000

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $93,000.00

Affiant
Subscribed and sworn to before me on 03/22/07.

Notary Public

My Commission Expires: 2/28/07

Map & Parcel No.
60-5-9

Davidson County DEEDWARR
Recvd: 03/28/07 14:50 2 pgs
Fees:13.00 Taxes:344.10
20070328-0037242

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
[illegible], 2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Byron Fernandez, unmarried and Nancy Aviles Olivia, unmarried as joint tenants with right of survivorship and not as tenants in common., (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Theodore J. Thomas, Jr. and wife, Akberet A. Ghebremicael, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 3023 Capps Drive, Nashville, TN 37207 County of Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 64 Aldrich Heights, Section Three, as shown by plat of record in Plat book 2663, Page 49, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Byron Fernandez, unmarried and Nancy Aviles Olivia, unmarried, as joint tenants with the right of survivorship and not as tenants in common, by deed from Ella Mai Davenport, unmarried by Charles Davenport, Attorney In Fact dated 06/30/04 and filed of record in Instrument No. 200407060079935, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3023 Capps Drive, Nashville, TN 37207.

NAO

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/22/07.

Byron Fernandez

Nancy Aviles Olivia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Byron Fernandez, unmarried and Nancy Aviles Olivia, unmarried as joint tenants with right of survivorship and not as tenants in common., 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 and official seal at Nashville, Tennessee, this the 22 day of March, 2007.

Notary Public

My Commission Expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007