Davidson County DEEDWARR
Recvd: 04/10/07 12:22 2 pgs
Fees:13.00 Taxes:782.25

20070410-0042565

THIS INSTRUMENT PREPARED BY:
ANGELA SNIDER
Hardee, Martin & Donahue, P.A.
213 E. Lafayette Street
Jackson, Tennessee 38301

PROPERTY OWNER & ADDRESS:
Solomon Woldeslassie
1031 Woodbury Falls Dr.
Nashville, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:
Solomon Woldeslassie
50 Raleigh Place
Jackson, TN 38305

THIS WARRANTY DEED PREPARED WITHOUT THE BENEFIT OF A SURVEY.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS $111,420.00

Angela Snider - agent
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March, 2007.

Dana Cook
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/19/2010

DANA COOK
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Thousand Dollars ($1,000.00), cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MARQUIS HOMES, LLC**, has this day bargained and sold and does hereby bargain, sell, transfer and convey unto **SOLOMON A. WOLDESLASSIE** the following described lot or parcel of real estate lying and being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit(s) 1031, as shown on the map entitled Woodbury Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions, attached as Exhibit E of record as Instrument No. 200603100028278, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. *(Llegal description taken from prior deed.)*
>
> Being a portion of the land conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company by deed dated July 12, 2006 and filed for record in Instrument No. 200607170085920 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD in said lot or parcel of real estate herein described and conveyed unto the said *Solomon A. Woldeslassie,* his heirs and assigns forever.

GRANTOR COVENANTS with the Grantee that it is lawfully possessed of said real estate and has a good and valid right to sell and convey same; that it is free and unencumbered with the exception of (1) the lien of the 2007 County taxes which shall be prorated and assumed by the Grantee herein; (2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 200603100028278 in the Register's Office

of Davidson County, Tennessee; (3) By-Laws of Woodbury Townhomes Homeowners Association, Inc. of record in Instrument No. 200603100028278 in the Register's Office of Davidson County, Tennessee; and (4) Stormwater Detention Agreement of record in Instrument No. 20050. With the foregoing exception, grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 30th day of March, 2007.

MARQUIS HOMES OF TN, INC.

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF MADISON)

Personally appeared before me a Notary Public in and for the aforesaid County and State, James C. Spangler with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by is constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2007.

_____
NOTARY PUBLIC

My commission expires: 10/2/10

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY