RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-07200006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$200,000.00

5.10.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of MAY, 2007

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 08/11/2009

CELIA RODRIGUEZ NOTARY PUBLIC STATE OF COLORADO

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHIRMAI ABRAHAM **3286 SPEARS RD.** **NASHVILLE, TN 37207**	**SAME**	**060-12-0-052.00**

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,

WILLIAM GORDON EDWARDS, JR., UNMARRIED

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

CHIRMAI ABRAHAM and wife, LETEBRHAN ASKALE

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:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, on March 14, 1950, as follows:
Beginning at an iron pin in the easterly margin of Dickerson Pike, 150 feet north of the northwest corner of the property conveyed to T. C. Beebes, Jr. and wife, by deed from Lucile Smith, of record in Book 1511, page 173, Register's Office for said County; thence with the easterly margin of said Pike, North 12 deg. 10 min. East 175 feet to an iron pin; said point being 72.8 feet south of the center of a R. W. Monument; thence South 83 deg. 15 min. East 190 feet to an iron pin; thence South 12 deg. 10 min. West 175 feet to an iron pin; thence North 83 deg. 15 min. West 190 feet to an iron pin the easterly margin of Dickerson Pike, the point of beginning, containing 0.76 acres, more or less.

Being the same property conveyed to William Gordon Edwards, Jr. by deed from William Gordon Edwards, Sr. of record as Instrument Number 20050324-0032224, dated April 1, 2005, said Register's Office.

Unimproved ( )
This is improved (X) property known as **2947 DICKERSON PIKE, NASHVILLE, TN 37207**
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 our hands this 17 day of MAY, 2007.

WILLIAM GORDON EDWARDS, JR.

Davidson County DEEDWARR
Recvd: 05/29/07 10:10 2 pgs
Fees:13.00 Taxes:777.00

20070529-0063152

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM GORDON EDWARDS, JR., UNMARRIED, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Aurora Catholic FCU, this 17th day of MAY, 2007.

Commission Expires: My Commission Expires 08/11/2009

Notary Public Celia Rodriguez

CELIA RODRIGUEZ NOTARY PUBLIC STATE OF COLORADO

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public