THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07050120** Davidson County DEEDWARR Recvd: 06/05/07 08:08 2 pgs Fees:13.00 Taxes:614.20 20070605-0066506	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$166,000.00~~. Affiant Subscribed and sworn to before me, this 25TH day of May 2007. Notary Public My Commission Expires: 11/22/2010

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Yonas Altimimi 294 Lawndale Dr. Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Map/Parcel ID No. 119-04-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin P. Hardesty, an unmarried man, and Pat Hardesty, an unmarried man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yonas Altimimi**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: BEING LOT NO. 45 ON THE PLAN OF GLENCLIFF ESTATES, SECTION FOUR, AS OF RECORD IN BOOK 1835, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 45 FRONTS 105 FEET ON THE SOUTH SIDE OF LAWNDALE DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

Being the same property conveyed to Benjamin P. Hardesty and Pat Hardesty by Warranty Deed recorded 11/28/2005, in instrument #20051128-0143208.

This is improved property located at 294 Lawndale Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May 2007.

Benjamin P. Hardesty

Pat Hardesty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin P. Hardesty and Pat Hardesty, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER