THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE # 061666C

Davidson County DEEDWARR
Recvd: 06/15/07 14:59 2 pgs
Fees:13.00 Taxes:240.50
20070615-0072048

FROM: DEGU T. TEKELEWOLD, A SINGLE PERSON

TO: AKRAM M. ROZH

WARRANTY DEED

For and in consideration of the sum of SIXTY-FIVE THOUSAND AND NO/100---($65,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, DEGU T. TEKELEWOLD, A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said AKRAM M. ROZH, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being part of Lot No. 2 in the Subdivision of part of Lot No. 27 and other lots of the Clifton Plan, which is of record in Book 161, Page 68, Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 2 begins at the southeast corner of said Lot No. 2 and runs thence Northwardly along the westerly margin of Clifton Avenue 50 feet to a point; thence Westwardly 150 feet to a dead line; thence Southwardly 50 feet to a point in the line between Lots Nos. 1 and 2 of said Plan; thence Eastwardly 150 feet to the beginning.

TRACT 2:
Being part of Lot No. 1 on the Plan of the County Lands, as of record in Book 161, Page 169, Register's Office for Davidson County, Tennessee, being Lot No. 6 of an unrecorded subdivision of said Lot No. 1.

Said Lot No. 6 fronts 50 feet on the westerly side of Clifton Avenue, now 40th Avenue North, and runs back between lines parallel with and 100 feet North of the northerly margin of Short Street, 150 feet to an alley.

This property is subject to a plan of record in Book 161, Page 68, Register's Office of Davidson County, Tennessee.

Subject to all matters of record on plat and any and all restrictions of record.

This being the same property conveyed to Degu T. Tekelewold by Quit Claim Deed dated September _____, 2002, from Tadesse Z. Fetene, of record in Instrument Number 20020924-0116508, Register's Office of Davidson County, Tennessee.

MAP & PARCEL: 91-8-285.00 & 91-8-286.00

PROPERTY ADDRESS: 925 & 923 40TH AVENUE N, NASHVILLE, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said AKRAM M. ROZH, his heirs and assigns forever. And I do covenant with the said AKRAM M. ROZH, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for being subject to the plan of record in Book 161, Page 68, Register's Office of Davidson County, Tennessee, and all matters of record on plat and any and all restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to AKRAM M. ROZH, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 30th DAY OF MAY, 2007.

DEGU T. TEKELEWOLD
DEGU T. TEKELEWOLD

WILLIAM THEOPOLIS BRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 20, 2010

STATE OF TENNESSEE
COUNTY OF MARSHALL

On this 30th day of May, 2007, before me personally appeared DEGU T. TEKELEWOLD, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lewisburg, in the State of Tennessee.

SEAL

William Theopolis Briggs
NOTARY PUBLIC
My Commission Expires: March 20, 2010

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Roz Lee
AFFIANT

WILLIAM THEOPOLIS BRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 20, 2010

Subscribed and sworn to before me this 30 day of May, 2007.

SEAL

William Theopolis Briggs
NOTARY PUBLIC
My Commission Expires:

New Owner and

SEND TAX BILLS TO:

Akram Rozh
901 Weatherside Ct.
Nashville, TN 37209

MAIL RECORDED DOCUMENT TO:

First National Bank
P.O. Box 1039
Lewisburg, TN 37091