Davidson County DEEDWARR
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Fees:18.00 Taxes:714.10

20070829-0103677

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
499439 311-00138
Jason Benzinger

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Genet W. Biratu	U. S. Bank, N.A.	*149-15-A; Parcel 5*
(NAME) 2412 Evanfield Ct.	*(NAME)* 9321 Olive Blvd.	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	*(STREET ADDRESS)* St. Louis, MO 63132	
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Theo Garner, Jr. and Karen Garner, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Genet W. Biratu and husband, Mezmur T. Woldemariam, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* 193,000.00

Affiant _____

Subscribed and sworn to before me this the 27 *day of* August, 2007.

Notary Public _____

My commission expires: 7-24-10 *(Affix Seal)*

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 2412 Evanfield Court, Antioch, TN 37013
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27th *day of* August, 2007, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Theo Garner, Jr.

Karen Garner

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, Edith Langston, *a Notary Public in and for said County and State, Theo Garner, Jr., the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 16th *day of* September, 2007.

Edith Langston
Notary Public
My Commission Expires: 4-19-2010

(This area for official notarial seal)

EDITH LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, Edith Langston, *a Notary Public in and for said County and State, Karen Garner, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 16th *day of* September, 2007.

Edith Langston
Notary Public
My Commission Expires: 4-19-2010

(This area for official notarial seal)

EDITH LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit "A"

LAND in Davidson County, TN, BEING Lot No. 5, on the Plan of Section One, Cambridge Forest, of record in Plat Book 9700, pages 299 and 300, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Theo Garner, Jr. and wife, Karen Garner, by deed from Beazer Homes Corp d/b/a Phillips Builders, Inc., dated May 29, 1998, of record in Book 10961, page 480, Register's Office for Davidson County, TN.