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File #2008129

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sys Hanlotxomphou	Primary Residential Mortgage, Inc.	Map 62-02B
(NAME) 3381 Cain Habor	(NAME) 4750 West Wiley Post Way, Suite 200	Parcel 120
(ADDRESS) Nashville, TN 37216	(ADDRESS) Salt Lake City, Utah 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mekeds M. Melaku, unmarried** and **Sirage A. Awol, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sys Hanlotxomphou, unmarried,** 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 Davidson County, Tennessee, being Lot No. 49 on the First Amendment to Abbington Park, Phase One - Section Three, of record in Instrument 200407280090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mekeds M. Melaku, a married person and Sirage A. Awol , a married person by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation of record in Instrument 200512270153482, said Register's Office, dated December 22, 2005. And being the same property conveyed to Re Solutions, Inc., Trustee for 3381 Cain Harbor Land Trust by deed from Mekeds M. Melaku, a married person and Sirage A. Awol, a married person of record in Instrument 200708060093067, said Register's Office, dated May 9, 2007. And further being the same property conveyed to Mekeds M. Melaku and Sirage A. Awol by Quitclaim deed from Trey Properties, Inc., Trustee for 3381 Cain Harbor Land Trust of record in Instrument 2008050900483568, said Register's Office, dated May 7, 2008. And further being the same property conveyed to Mekeds M. Melaku and Sirage A. Awol by Quitclaim Deed from Re Solutions, Inc., Trustee for 3381 Cain Harbor Land Trust of record in Instrument 200805130049271, said Register's Office, dated May 13, 2008.

The said Mekeds M. Melaku having since divorced and Ali Younas, husband of the said Mekeds M. Melaku having relinquished his interest in property pursuant to divorce decree, Case Number 106FL135256 filed April 12,2007 Superior Court of California, County of Santa Clara. The subject property is investment property and is not now, nor has ever been a marital residence of Meked M. Melaku.

Fatuma Mengesha, spouse of Sirage Awol hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to the following: is subject to taxes for 2008 and subsequent years; Charter of Homeowners of record in Instrument Number 200303030027405; Storm Water Detention Agreement in Instrument 200301090004246 and Instrument 200305080061633; Declaration of Restrictions in Instrument 200104020031520; Covenants and Conditions in Instrument 200007200071648; Abbington Park Subdivision Sign Easement in Instrument 200406300077518; By-Laws of Homeowners in Instrument 200303030027406 and subject to all matters shown on the Plan of record in Instrument 200407280090230 and any other matters of record, including all items set out on any applicable plat of record.

Unimproved ()
This is improved (X) property, known as **3381 Cain Habor, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 05/27/08 08:13 2 pgs
Fees:13.00 Taxes:645.65

20080527-0053215

WITNESS our hands this 21st day of May, 2008.

MEKEDS M MELAKU

Mekeds M. Melaku

SIRAGE A AWOL

Sirage A. Awol

FATUMA MENGESHA BY SIRAGE A AWOL

Fatuma Mengesha by Sirage A. Awol

Her Attorney-in-Fact HER ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Mekeds M. Melaku and Sirage A. Awol, who are known to me (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 21st day of May, 2008.

Notary Public

My Commission Expires October 10, 2009

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st day of May 2008, before me personally appeared Sirage Awol, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Fatuma Mengesha and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20080522700 53214 being recorded simultaneously herewith in the Register's Office for Davidson, Tennessee.

WITNESS my hand and official seal this 21st day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires October 10, 2009

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067