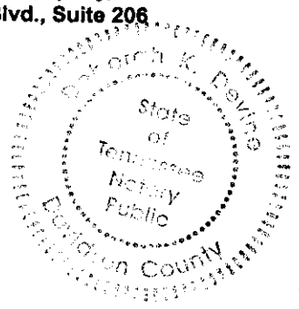
CT

REALTY TITLE
BOX 48A

RETURN TO AND
**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**206 B Cool Springs Blvd., Suite 206**
**Franklin, TN 37067**




**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $272,000.00**

Mahadee Demessie
**Affiant**

**Subscribed and sworn to before me, this 30th day of May, 2008.**

Deborah K. Devine
**Notary Public**
**My commission expires: 11/22/08**

**07-0805-83623**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Mekonnen Sahlu Kidane | Magna Bank | 142-13-0-B 180.00CO |
| 1120 Harpeth Mill Court | P. O. Box 17257 | |
| Nashville TN 37221 | Memphis, TN 38187 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walton Barker, unmarried and Gerald A. Winer, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mekonnen Sahlu Kidane and Mahedere Befekadu Demessie, husband and wife** hereinafter called the Grantees, their successors 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. 66, on the Plan of First Revision, Riverside, Phase 5A, of record in Instrument No. 20021107-0137078, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walton Barker, an unmarried man and Gerald A. Winer, an unmarried man by deed from Rochford Realty and Construction Co., Inc., dated November 26, 2003, recorded December 8, 2003, of record in Instrument No. 20031208-0175613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1120 Harpeth Mill Court, Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 06/03/08 13:07 2 pgs
Fees:13.00 Taxes:1006.40
20080603-0056553

WITNESS my hand this 30th day of May, 2008.

Walton Barker

Gerald A. Winer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walton Barker and Gerald A. Winer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of May, 2008.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

