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Nashville, Tennessee 37215

6

Davidson County DEEDWARR
Recvd: 09/30/08 09:09 2 pgs
Fees:13.00 Taxes:610.50

20080930-0098954

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of September, 2008, by and between Mesfin E. Yimer and Ethipoia M Atnafu, a married couple, party of the first part, and Daniela S. Stoian and Costel Stoian, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 37 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, of record in Instrument Number 20040407-0039587, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all or part of the same property conveyed to Mesfin E. Yimer by virtue of deed dated December 2, 2005 and recorded at Instrument No. 20051206-0146636 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mesfin E. Yimer

Ethiopia M Atnafu

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mesfin E. Yimer and Ethiopia M Atnafu, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2008.

Notary Public

JACQUELYN ANN FOYE
Notary Public, State of Texas
My Commission Expires
August 28, 2010

Property Owner & Address: Costel Stoian and Daniela S Stoian

Tax Parcel No 075120 A 16700CO

Property Address: 645 Belgium Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: Guaranty Trust Co
PO Box 1218
Murfreesboro TN 37133-1218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of September, 2008.

Notary Public

My Commission Expires: 11/22/2010

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

My Commission Expires NOV. 22, 2010