THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

198 East Court Street
Suite 13

Lawrenceburg, KY 40342

Davidson County DEEDWARR
Recvd: 11/10/08 12:21 2 pgs
Fees:13.00 Taxes:222.00
20081110-0111320

Address New Owner(s)
Tesfay Gebremicael
6234 Henry Ford Dr
Nashville TN 37209

Send Tax Bills To:
Tesfay Gebremicael
6234 Henry Ford Dr
Nashville TN 37209

Map & Parcel Nos.:
091-13-0-302.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 **day of October , 2008,** by and between **Homesales, Inc**,by Mason Legendre , in his/her capacity as Vice President of Olympus Asset Management , Attorney in Fact , party of the first part, and **Tesfay Gebremicael**, a unmarried **person ,** party of the second part,

WITNESSETH: That for and in consideration of **SIXTY THOUSAND AND 00/100 DOLLARS ($60,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 75 on the Plan of West Nashville Heights of record in Book 332, Page 127, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED REAL PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY CHARLES EDWARD PERRY BY WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20020716-0085644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING at a point on the southern proposed right of way of I-40, said point located on the western line of the property owned, the common line with property owned by Fred S. Toler, Sr., of record in Book 8971, Page 430, Register's Office for Davidson County, Tennessee, and being 36.666 meters (120.30 feet) right of I-40 survey centerline station 5+175.211; thence north 04 degrees 59 minutes 13 seconds west along the common line 2.559 meters (8.396 feet) to a point on the common line, said point located also on the northwestern corner of the property owned, said point located also on the southern existing METRO right of way of a 3.677 meter (12.063 foot) alley, and being 34,000 meters (111.549 feet), more or less, right of I-40 survey centerline station 5+175.500, more or less , thence north 80 degrees 30 minutes 11 seconds east along the existing METRO alley right of way, and being 14.289 meters (46.881 feet) to a point located on the northeastern corner of the property owned, the common corner with property owned by Sarah Frances and Terry Eugene Netherton, of record in Book 8619, Page 770, and being 13.700 meters (44.948 feet), more or less, right of Ramp B survey centerline station 520+002.200, more or less; thence South 04 degrees 50 minutes 13 seconds east along the common line, and being 1.154 meters (3.79 feet) to a point on the southern proposed right of way of I-40, and being 14.832 meters (48.66 feet) right of Ramp B survey centerline station 520+002.191; thence South 75 degrees 08 minutes 47 seconds West along the proposed right of way of I-40, and being 13.161 meters (43.179 feet) to the POINT OF BEGINNING, containing 28.000 square meters (302 square feet), more or less.

Being the same property conveyed to Homesales, Inc, by Trustee's Deed dated December 3, 2007 and recorded in Instrument #20080808-0081756, Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

Homesales, Inc

X _____
By Mascw Legendre
As Vice President
of Olympus Asset Management , Attorney in Fact

STATE OF Maine COUNTY OF Cumberland

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21 **day of October, 2008.**

RAYLENE MORSE
Notary Public, Maine
My Commission Expires
August 14, 2015

My commission expires: _____

_____
Notary Public

I/or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
Affiant Eric Hirshberg

Subscribed and sworn to before me, this 21 **day of October, 2008.**

_____

PROPERTY ADDRESS:
5908 Obrien Avenue
Nashville, TN

RAYLENE MORSE
Notary Public, Maine
My Commission Expires
August 14, 2015