BILL GARRETT, Davidson County
Trans:T20100025958 DEEDWARR
Recvd: 04/30/10 13:01 2 pgs
Fees:13.00 Taxes:481.00
20100430-0033064

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50392
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Legesse Biru 4048 Moss Road Antioch, Tennessee 37013	BAC Home Loans Servicing, LP P. O. Box 650070 Dallas, Texas 75265-0070

TAX MAP-PARCEL NUMBERS: 16300000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Gilbert, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Legesse Biru and spouse, Anchinalu M. Biru** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Shields Antioch Land of record in Book 57, page 111, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Gilbert by Warranty Deed from Evelyn Buchanan (a 1/3rd interest), Anita Buchanan Lewis, Arthur Buchanan, Jr. and Anthony Buchanan, Rosemary Buchanan Armand Buchanan and Cassandra Buchanan (a 2/3rd interest), dated August 15, 2002 and recorded on September 6, 2002 of record in Document No. 20020906-0108443, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 111, said Register's Office.

This is improved property, known as: 4048 Moss Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2010.

Michael Gilbert

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2010 , before me the undersigned authority, personally appeared Michael Gilbert , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Sworn and subscribed before me this the 29th day of April, 2010

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011