Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Esayas Fantahun Mestawet A. Yimam 137 Anton Drive Nashville, TN 37211	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, Texas 78216	148-14-0-337.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20100026441 DEEDWARR
Recvd: 05/03/10 15:06 2 pgs
Fees:13.00 Taxes:432.90
20100503-0033630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Fereshteh Ferdosian and husband, Housmand Atefi, and Nasim Atefi, a single woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Esayas Fantahun and Mestawet A. Yimam, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 18, on the Final Subdivision Plat of Anton Place, of record in Book 9700, Page 376, and Surveyors Certificate of Correction of record in Book 10589, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Fereshteh Ferdosian and husband, Housmand Atefi, by Warranty Deed from James Franklin and Kristi Richelle Kennedy, husband and wife, dated June 14, 2005, of record in Instrument No. 20050621-0070846; being further conveyed to Fereshteh Ferdosian and Nasim Atefi, by Quitclaim Deed from Fereshteh Ferdosian and husband, Housmand Atefi, dated November 7, 2008, of record in Instrument No. 20081117-0112988, Register's Office for Davidson County, Tennessee.

Housmand Atefi joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, martial or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **137 Anton Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **April, 2010.**

GRANTOR(S)

Fereshteh Ferdosian

Nasim Atefi

FF

Housmand Atefi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Fereshteh Ferdosian, Housmand Atefi and Nasim Atefi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **April, 2010.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013