Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Yishak Kidanemariam 624 Bellevue Road Nashville, TN 37221	(same as owner)

BILL GARRETT, Davidson County
Trans:T20130001529 DEEDWARR
Recvd: 01/07/13 11:50 2 pgs
Fees:13.00 Taxes:481.00
20130107-0001839

GENERAL WARRANTY DEED

This indenture is made and entered into this 2nd day of December, 2012 between **Estate of Dorothy J. Walker** (hereinafter referred to as "GRANTOR") and **Yishak Kidanemariam** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 1 of the Westward Winds Subdivision as shown by a map of record in Plat Book 3700 at page 32 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Ewell Walker and wife Dorothy Jean Walker by instrument of record in Book 4063 at page 563 in the Davidson County, Tennessee Register of Deeds office. Ewell Walker predeceased Dorothy Jean Walker leaving her the sole owner by survivorship. Darthy J. Walker aka Dorothy Jean Walker died testate in January of 2012 (see Davidson County Probate File No. 12P511). Anthony L. Walker is the sole devisee and executor of the Estate of Darthy J. Walker.

Tax Parcel # 142.10-0-002.00

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Estate of Dorothy J. Walker

By: Anthony Walker, Executor

Anthony Walker, Individually

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Anthony Walker, as Executor of the Estate of Dorothy H. Walker** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed as executor for the purposes therein contained.

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 12-23-2014

Sworn to and subscribed before me this 28th day of December, 2012

Notary Public
Commission Expires:

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Anthony Walker** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 12-23-2014

Sworn to and subscribed before me this 28th day of December, 2012

Notary Public
Commission Expires:

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $130,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28 DAY OF December, 2012.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014