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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30756)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 218,000.00

Robert A Levy
Affiant

Sworn and subscribed before me this
25th day of April, 1991.

Notary Public

My Comm. Expires: 9/26/92

**ADDRESS NEW OWNER:**
Robert A. Levy
922 Wilson Boulevard
Nashville, TN 37215

**MORTGAGEE:**
Send tax bills to
New Owner

**MAP-PARCEL NUMBERS**
7DA-6270, 116-8-152

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen D. Klein and spouse, Peggy B. Klein,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Levy,** 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. 33 on the plan of Woodmont Park Subdivision, of record in Book 547, page 148, Register's Office for said County.

SAID Lot No. 33 fronts 100 feet on the easterly margin of Wilson Boulevard and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Stephen D. Klein and wife, Peggy B. Klein by deed from Jesse T. Davidson, III, and wife, Leigh W. Davidson of record in Book 5904, page 771, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Stephen D. Klein by Peggy B. Klein as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

FELIX Z. WILKINS, REGISTER DAVIDSON COUNTY TN.
APR 26 3 46 PM '91
IDENTIF. REFERENCE
0 9 8 8 7
B616 04/26 0001 03CHECK 726.40

**This is improved property, known as:** 922 Wilson Boulevard, Nashville, TN 37215

**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 25th day of April, 1991.

Stephen D. Klein
**Stephen D. Klein**
**By: Peggy B. Klein, Atty In Fact**

Peggy B Klein
**Peggy B. Klein**

**State of Tennessee**
**County of Davidson**

On this 25th day of April, 1991, before me the undersigned authority, personally appeared Peggy B. Klein, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

[redacted]

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy B. Klein**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stephen D. Klein**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of April, 1991.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Stephen D. Klein and Peggy B. Klein**

**TO: Robert A. Levy**

**A F F I D A V I T**

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Peggy B. Klein
**Peggy B. Klein, Affiant**

Sworn to and subscribed before me this

25th day of April, 1991.

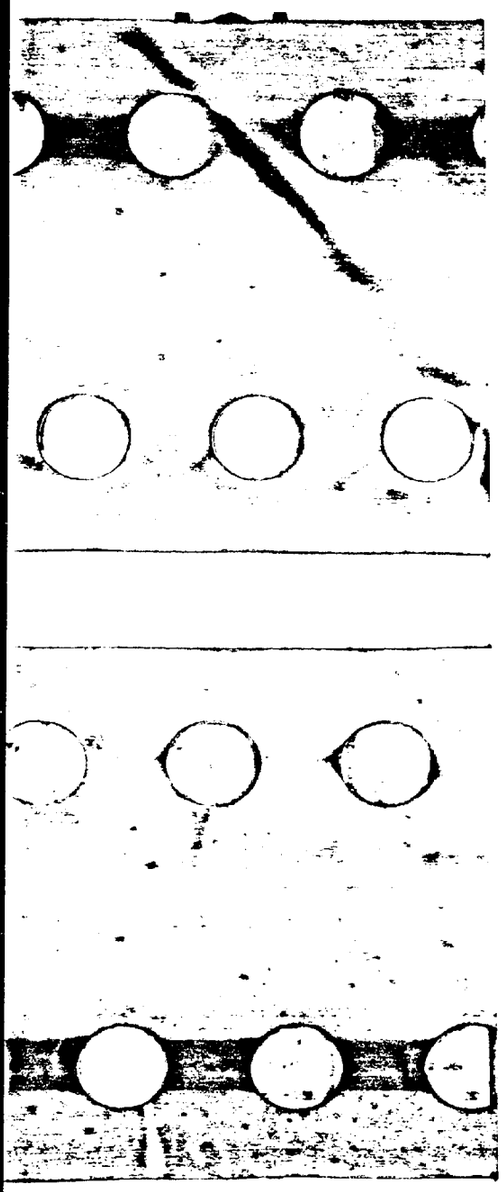
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

**OFFICIAL RECEIPT**

FELIX Z WILSON II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|



| | AMT |
|---|---|
| | 218000.00 |
| CON TX | 719.40 |
| PRFEE | 1.00 |
| MTGFEE | 5.00 |
| TOTAL | 726.40 |
| CHECK | 726.40 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/26/91 01 15:47 0001 861

09887.

IDENTIF. REFERENCE

APR 26 3 50 PM '91

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN.

No. 416613