WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES ~~July 24, 1999~~ 12/6/99
(AFFIX SEAL)

Return to:
WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0708

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris H. Hunter	Same	MAP 103-12
(NAME)	(NAME)	
205 Silo Court		PARCEL 106
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		FB #26W-04135
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOWARD CARL RUBIN AND MARILYN SANDRA RUBIN (FORMERLY MARILYN SANDRA MERLIN) AS DEVISEES UNDER THE WILL OF MORRIS RUBIN, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris H. Hunter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being a tract or parcel of land in the 4th Ward of the City of Nashville, as follows:

BEING parts of Lots Nos. 15 and 16, Block "G" on the Plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Aberdeen Road, 10 feet East of the northwest corner of said Lot No. 16; thence, with said road, South 70 degrees 50 minutes East 55 feet to a pin and South 73 degrees 40 1/2 minutes East 75 feet, more or less, to the beginning of a curve; thence, around said curve, southeastwardly to the westerly margin of Lauderdale Road; thence, with said road, South 24 degrees 11 1/2 minutes West 53.5 feet, more or less, to the corner of Lots Nos. 15 and 16; continuing with said road South 33 degrees 52 1/2 minutes West 35 feet, to the northeast corner of the property conveyed to Robert Jakes and wife, by Deed from Mrs. Myrtle Davis, of record in Book 1151, Page 229, said Register's Office; thence, with said Jakes northerly line, westwardly 130.4 feet, more or less, to a point 10 feet East of said Jake's northerly line, westwardly 130.4 feet, more or less, to a point 10 feet East

LEGAL CONTINUED ON PAGE 2

unimproved ( )
This is improved (X) property, known as 327 Lauderdale Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of April 1999

Howard Carl Rubin
HOWARD CARL RUBIN, DEVISEE

Marilyn Sandra Rubin
MARILYN SANDRA RUBIN, DEVISEE

TNOtWC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL CONTINUED FROM PAGE 1

of said Jake's northwest corner; thence, North 24 degrees East 68 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Morris Rubin and wife, Jeanette Rubin, by Deed from Mary B. Hill, unmarried, of record in Book 2106, Page 637, Register's Office for Davidson County, Tennessee. The said Morris Rubin and Jeanette Rubin having since died and Jeanette Rubin having predeceased Morris Rubin. The said property was devised to Howard Carl Rubin and Marilyn Sandra Merlin by the Last Will and Testament of Morris Rubin, of record in Will Book 218, Page 284, Probate Court for said County. Marilyn Sandra Merlin now being Marilyn Sandra Rubin.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The said Howard Carl Rubin being a resident of the State of Texas; and the said Marilyn Sandra Rubin, being an unmarried person.

STATE OF TEXAS) COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWARD CARL RUBIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Dallas, Texas, this 16 day of April, 1999.

My Commission Expires: 12-5-99

Gaile Jeffers Doetsch
Notary Public

GAILE JEFFERS-DOETSCH
Notary Public, State of Texas
My Commission Expires 12-05-99

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN SANDRA RUBIN, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st. day of April, 1999.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0583604

IDENTIFICATION REFERENCE

99 MAY -6 PM 1:14

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT NO. 70/50 1243

05-129

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11467 PG. 331

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

0583604

IDENTIF. & REFERENC

99MAY-6 PM 1:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT	
	165000.00
CON TX	610.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

05/06/99 01 13:17 0001 2467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457138