PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (SK) Title No: 43018

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/12/01 12:27 2pgs
Fees:13.00 Taxes:1481.85
20011112-0123870

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John J. Block Melanie M. Block 202 Leonard Avenue Nashville, Tennessee 37205	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 104-09-218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Shapiro Stern, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Block and spouse, Melanie M. Block** 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. 12 and the northerly 5 feet of Lot No. 13 on the Plat of Myrtlewood, Bransford Realty Company's Subdivision of a part of the S.W. Berger Property, as of record in Plat Book 547, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 12 and part of Lot No. 13 front together 60 feet on the easterly side of Leonard Avenue and run back between parallel lines 213½ feet to a dead line.

BEING the same property conveyed to William May Stern, a married person, as and for his sole and separate estate by deed from Louis Miller and wife, Gloria Miller of record in Book 10258, page 928, Register's Office for said County. By Quitclaim Deed of record in Book 10633, page 405, said Register's Office, the said William May Stern conveyed his interest in subject property to Ann Shapiro Stern.

William May Stern joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 106, said Register's Office.

This is improved property, known as: 202 Leonard, Nashville, Tennessee 37205

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 9th day of November, 2001 .

Ann Shapiro Stern

William May Stern

State of TENNESSEE
County of DAVIDSON

On this 9th day of November, 2001 , before me the undersigned authority, personally appeared **Ann Shapiro Stern and William May Stern**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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: $400,500.00

John L. Black
Affiant

Sworn and subscribed before me this 9th day of November, 2001

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public