Bk 136

(1)

THIS INSTRUMENT PREPARED BY:

David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Davidson County DEEDWARR
Recvd: 03/01/02 15:47 2pgs
Fees:13.00 Taxes:603.10

20020301-0026328

Name and Address of New Owner: **Ian A. Levitt** 3418 Springbrook Drive Nashville, TN 37204	
Send Tax Bills to: ABN AMRO Mortgage Group, Incv. P.O.Box 5064 Troy , Michigan 48084	
Property Address: 3418 Springbrook Drive Nashville, TN 37204	**Map and Parcel Numbers:** **118-10-135.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **MINA C. DELBRIDGE, UNMARRIED, "GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **IAN A. LEVITT, "GRANTEE",** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 76 on the Plan of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mina C. Delbridge, by Quitclaim Deed From Carol D. Miles and husband, Billy R. Miles and Donna D. Slaughter and husband, James M. Slaughter, filed as Instrument No. 20020226-0024499, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

2. Taxes for 2002 which have been prorated and assumed by Grantees.

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, his heirs and assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized 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; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the said land to the said Grantee, his heirs and assigns, against the lawful claims of all 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 hands this 3 RD day of March, 2002.

Mina C. Delbridge

Mina C. Delbridge

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 Mina C. Delbridge, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 3rd day of March, 2002.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE |
|
COUNTY OF DAVIDSON |

The actual consideration or value whichever is greater, for this transfer is $163,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2002.

NOTARY PUBLIC

My commission expires:

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