Davidson County DEEDWARR
Recvd: 06/24/02 12:59 2pgs
Fees:13.00 Taxes:490.25
20020624-0075600

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40980 FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$132,500.00.**

Jim S. Buppert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TIMOTHY S. BUPPERT	**S A M E**	**83-6-220**
1606 Franklin Avenue		**23W 11580**
Nashville, Tennessee 37206		

FOR AND IN 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 **I, DEVIE LEVIN, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY S. BUPPERT**

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

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of the Subdivision of the J. S. Dunbar Home Place, as of record in Book 332, page 156, Register's Office for said County, being part of a 50 foot strip adjacent and north of said lot, being part of Franklin Avenue as originally established.

SAID Lot No. 9 together with said strip front 50 feet on the southerly side of Franklin Avenue as now established as, and runs back between parallel lines 245 feet, more or less, to an alley.

BEING the same property conveyed to Devie Levin, Unmarried, by deed from Patricia M. Augustine, A Widow, of record in Instrument Number 20001106-0109808, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **1606 Franklin Avenue, Nashville, Tennessee 37206**
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 MY HAND THIS 20th DAY OF JUNE, 2002.

Devie Levin

DEVIE LEVIN

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 DEVIE LEVINE, 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 Nashville, Tennessee, this the 20th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.