Davidson County DEEDWARR
Recvd: 12/05/03 09:59 2pgs
Fees:13.00 Taxes:85.10

20031205-0175002

WARRANTY DEED

R-SR-03-4657

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES 5/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Lubarsky	New Owner (NAME)	
4000 Aberdeen Road		81-8-465 81-8-466
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		81-8-467
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT E. PHIPPS AND JOHN S. PHIPPS JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FELIX LUBARSKY AND WIFE LUDMILA LUBARSKY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 190 and the westerly 37 feet of Lot No. 191 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 and the westerly 37 feet of Lot No. 191 front together 87 feet on the southerly side of Buchanan, formerly Carroll Street, and run back between parallel lines 100 feet to an alley.

Being the same property conveyed to John S. Phipps, Jr. and Robert E. Phipps by deed dated 10/23/92 and filed for record 10/23/92 in Book 8765, page 581, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 189 on the plan of North Nashville Real Estate Company Plan, of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 189 fronts 50 feet on the southeasterly margin of Carroll Street, now Buchanan Street and extends back between parallel lines 100 feet to an alley.

Being the same property conveyed to John S. Phipps Jr., and Robert E. Phipps by deed dated 2/15/89 and filed for record 2/16/89 in Book 773, page 776, Register's Office for Davidson County, Tennessee.

Subject property is investment property and not the principal residence of the Grantors

unimproved (X) 503 Buchanon Street Nashville, TN 37208; 505 Buchanon Street Nashville, TN
This is improved (X) property known as ~~4000 Aberdeen Road, Nashville, Tennessee 37205~~ 507Buchanon Street Nash., TN
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of October, 2003.

Robert E. Phipps

John S. Phipps Jr

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Robert E. Phipps and John S. Phipps Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of October, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903