PREPARED BY (AND RETURN TO):

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W & I Ref: _____ Title No: 45687

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/16/04 14:51 2pgs
Fees:13.00 Taxes:1187.70
20040616-0071376

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph H. Matthews 1500 17th Avenue South Nashville, TN 37212	New Owners

TAX MAP-PARCEL NUMBERS: 104-08-296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$321,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kenneth Barry Levitan, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph H. Matthews , unmarried** 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 part of Lot No. 47 on the O. B. Hayes Plan of Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the easterly margin of 17th Avenue, South, formerly Addison Street, 120 feet south of the dividing line between Lots 42, and 47, being the southwest corner of a part of said lot conveyed by Mary H. Cayce and husband to E. B. Wilkinson by deed of record in Book 647, page 525, said Register's Office; thence with the easterly margin of said Avenue, southwardly 51 2/3 feet to a point which is 50 feet northwardly from the northwest corner of a part of said Lot No. 47 conveyed by John E. Shelton and wife, to Estelle J. Dodd by deed of record in Book 621, page 620, said Register's Office; thence easterly and parallel with said Dodd's North line 152 ½ feet, more or less, to a proposed alley; thence with the westerly margin of said alley, northwardly 61 2/3 feet to the southeast corner of the Wilkinson lot; thence with the south line, westwardly 154 ¾ feet, more or less, to the beginning.

Being the same property conveyed to Kenneth Barry Levitan and Daniel Matthew Goodman, both unmarried, by deed from Cason Dickinson, unmarried of record in Book 6983, page 296, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9714, page 138, said Register's Office. Daniel Matthew Goodman and wife, Lisa Goodman conveyed their interest in subject property to Kenneth Barry Levitan.

Gloria Dumas spouse of Kenneth Barry Levitan joins in this conveyance for the sole purpose of conveying any and all marital rights in said 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 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 21 Page 87, said Register's Office.

This is improved property, known as: 1500 17th Avenue South, Nashville, Tennessee 37212

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 14th day of June, 2004 .

Kenneth Barry Levitan

Gloria Dumas

State of TENNESSEE
County of WILLIAMSON

On this 14th day of June, 2004 , before me the undersigned authority, personally appeared **Kenneth Barry Levitan** , 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.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 29, 2005

Notary

State of TENNESSEE
County of WILLIAMSON

On this 14th day of June, 2004 , before me the undersigned authority, personally appeared **Gloria Dumas**, 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: 03-26-05

Notary

MARIE NEPP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $321,000.00

LINDA J. NORVELL NOTARY PUBLIC

Affiant

Sworn and subscribed before me this 14th day of June, 2004

Notary Public

My Commission Expires: 10-2-06