	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$217,500.00.** Affiant Subscribed and sworn to before me, this the 15th day of June, 2004. Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Saul Levy	**Mortgage Capital Associates, Inc.**	**083-05-213.00**
1106 Stratton Avenue	**11150 W. Olympic Blvd. #1160**	
Nashville, TN 37206	**Los Angeles, CA 90064**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Deborah K. Martin and Barbara Etheridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Saul Levy and wife, Suzanne Meiners- Levy

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

Land in Davidson County, Tennessee being Lot 14 in the Subdivision of the Calvin Davis Lot being part of Block B in the F.O. Beazley's Addition to East Nashville on the plan of which subdivision is of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Deborah K. Martin, a single woman and Barbara Etheridge, aka Bobbie J. Etheridge by deed dated 12/20/02 from Tim Bruxvoort of record in Instrument No. 20021230-0161899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1106 Stratton Avenue, Nashville, TN 37206**

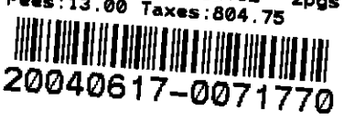
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 15th day of June, 2004.

Deborah K. Martin

Barbara Etheridge

Davidson County DEEDWARR
Recvd: 06/17/04 12:02 2pgs
Fees:13.00 Taxes:804.75



20040617-0071770

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Deborah K. Martin and Barbara Etheridge**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **June, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

