WARRANTY DEED

BOX 50-B RETURN TO

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee)
County of Davidson)

04-09-022-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of September, 2004

Notary Public

My Commission Expires: 2-26-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES READ WARNER	Countrywide	130-11
(NAME) 2808 Belcourt Avenue	(NAME) Box 10212	070.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) VAN Nuys CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RUDY SAPERSTEIN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES READ WARNER,** , hereinafter called the Grantee(s), 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 No. 2, on the Plan of Tyne Meade, Block "F", Section III, of record in Book 1424, Pages 12 thru 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to RUDY SAPERSTEIN, MARRIED, by Deed from ROBB S. HARVEY AND WIFE, NANCY HART HARVEY, dated March 24, 1997, of record in Book 10390, Page 868, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

ELINOR SAPERSTEIN, spouse of the above named **RUDY SAPERSTEIN**, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Davidson County DEEDWARR
Recvd: 10/08/04 11:04 2pgs
Fees:13.00 Taxes:1443.00

20041008-0121902

BEING unimproved ☐
Improved ☒ property known as: 4006 Wayland Drive, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of September, 2004.

RUDY SAPERSTEIN

ELINOR SAPERSTEIN

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 **RUDY SAPERSTEIN AND WIFE, ELINOR SAPERSTEIN**, 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 and official seal at Brentwood, Tennessee, this 30th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.