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File Box 9-B
First Title & Escrow Co., Inc.
#24106

Davidson County DEEDWARR
Recvd: 05/23/05 14:42 3 pgs
Fees:18.00 Taxes:1026.75
20050523-0057988

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-789982**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixteenth day of May, 2005**, by and between **Patricia F. Belcher, unmarried**, parties of the first part, and **Daniel T. Levin and Julia S. Noland**,* party of the second part,

*husband and wife

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 52 ON THE PLAN OF SUNSET PLACE, AS OF RECORD IN BOOK 3500, PAGE 34, SAID REGISTER'S OFFICE.

SAID PART OF LOT FRONTS 54.7 FEET ON THE SOUTHERLY SIDE OF WEST ASHWOOD, FORMERLY "A" STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160.5 FEET TO A LINE IN THE REAR WHICH MEASURES 54.7 FEET THEREON.

Being the same property conveyed to Patricia F. Belcher, unmarried from Carolyn Hughes, unmarried, by virtue of Warranty Deed as recorded on 09/20/2001 in Instrument Number 20010920-0102025, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **104-15-0 068.00**
X Improved OR
Unimproved property located at: **2515 Ashwood Ave., Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Patricia F. Belcher by her atty in fact, Jacqueline Jenkins

Patricia F. Belcher

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Jacqueline Jenkins**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Patricia F. Belcher**, as **her** lawful Attorney-In-Fact, and that **she** executed same as the free act and deed of the said **Patricia F. Belcher** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Sixteenth day of May, 2005.**

Mandy R Baird

NOTARY PUBLIC

MANDY R BAIRD

Printed Name of Notary

My Commission Expires: 7/29/07

****

Owner's Name: **Daniel T. Levin**

and Address: **2515 Ashwood Ave.**
Nashville, TN 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)
ABN AMRO Mortgage Group
2600 W. Big Beaver Road
Troy, MI 48084

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**277,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patricia F. Belcher by her atty in fact, Jacqueline Jewell

Affiant

Subscribed and sworn to before me this **Sixteenth day of May, 2005.**

Notary Public

My Commission Expires: 7/29/07

