Davidson County DEEDWARR
Recvd: 08/08/05 09:08 2 pgs
Fees:13.00 Taxes:314.50

20050808-0092939

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2005.

Notary Public
My commission expires: 9/4/05

02-0505-43930

Address of New Owner:	Send Tax Bills to:	Tax Information
Stuart Levine	New Owner	83-05-0-242.00
907 N. 12th Street	32454 Crown Valley Pkwy No. 103	
Nashville TN 37206	Dana Point, CA 92629	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bettie M. Hathaway, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stuart Levine, hereinafter called the Grantees, their successors 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 the southerly 47.6 feet of Lot No. 11 in the Subdivision of the Lands of W. F. Todd in the former 18th District of Davidson County, Tennessee, of record in Book 161, Page 100, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 11 hereby conveyed, fronts 47.6 feet on the easterly side of Twelfth Street, formerly Todd Street, and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Bettie M. Hathaway, married, by deed from Walter Leslie Pope, unmarried, dated April 25, 1997, recorded April 30, 1997, of record in Book 10434, Page 371, Register's Office for Davidson County, Tennessee. See also Instrument Nos. 20001017-0102860 and 20010419-0038970, said Register's Office, and being further vested in Christopher Walker by Final Decree Confirming Sale in the Chancery Court for Davidson County, TN, dated February 24, 2004, recorded October 12, 2004, of record in Instrument No. 20041012-0122824, Register's Office for Davidson County, Tennessee. By Order Setting Aside Sale entered in the cause of The Metropolitan Government of Nashville and Davidson County v. Delinquent Taxpayers, Tax Civil Action No. 03-729-II, Chancery Court for Davidson County, Tennessee, a certified copy of which is being recorded simultaneously herewith in Instrument No. X, Register's Office for Davidson County, Tennessee, the sale of the subject property to Christopher Walker was set aside, with full title thereto being vested in Bettie M. Hathaway.

X 20050808-0092938

James E. Hathaway, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 907 N. 12th Street, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 1st day of August, 2005.

Bettie M. Hathaway

James E. Hathaway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bettie M. Hathaway and James E. Hathaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/07

MARK BLAYNE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.