FILE BOX "7"
RETURN TO: SATURN AND MAZER

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Martin Bubis
249 Lauderdale Rd.
Nashville, Tennessee 37205

SEND TAX BILL TO:

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 09/15/05 12:03 2 pgs
Fees:13.00 Taxes:1442.63
20050915-0111082

MAP 103-12
GROUP
PARCEL 88.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Philip Martindale and wife, Jill Martindale, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto Martin Bubis and wife, Jayne Bubis, 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 the easterly 45 feet front and 64 feet rear of lot No. 25 and all of Lot No. 26 of Block "I" on the plan of Cherokee Park, Section 2, of record in Book 547, page 176, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 25 and all of Lot No. 26 front together 105 feet on the northerly side of Lauderdale Road and run back 135.05 feet on the easterly line and 128.25 feet on the westerly line to a dead line measuring 129 feet thereon.

Being the same property conveyed to Philip Martindale and wife, Jill Martindale by deed from Jerry L. Brison, married of record in Instrument #20021021-0129165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 249 Lauderdale Rd., Nashville, Tennessee 37205.

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 and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 13th day of September, 2005.

Philip Martindale, by R. Francene Kavin, atty-in-fact

Philip Martindale, by R. Francene Kavin, as Attorney-in-fact

Jill Martindale, by R. Francene Kavin, atty-in-fact

Jill Martindale, by R. Francene Kavin, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, R. Francene Kavin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in fact for Philip Martindale and Jill Martindale, the bargainors, and that as said attorney in fact she executed the within Warranty Deed by signing the name of Philip Martindale and Jill Martindale as their free act and deed.

WITNESS my hand and official seal this 13th day of September, 2005.

Mary Joe Hartz

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $389,900.00.

R. Francene Kavin

AFFIANT

Subscribed and sworn to before me on this ___day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

DAVIDSON COUNTY, TENN.