WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 11:11 2 pgs
Fees:13.00 Taxes:31.45
20051020-0126531

FROM: MORRIS LEVINE

TO: TERRELL L. STARKS

Address New Owner As Follows:	Send Tax Bills:	Map & Parcel Numbers
Terrell L. Starks 1456 County Hospital Road Nashville, Tennessee 37218-3007	Same	Map 071-08-0 Parcel 034.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $8,500.00.

Terrell L Starks
Affiant

Sworn to and subscribed before me, this 19 day of October 2005.

Notary Public
My commission expires: My Commission Expires NOV 25 2006

This Instrument Was Prepared By:
Gay Levine Eisen (BPR 011039)
Attorney at Law
524 W. Hillwood Drive
Nashville, TN 37205-1235

FOR AND IN CONSIDERATION of the sum of Eight Thousand Five Hundred and no/100 ($8,500.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the

ESTATE OF MORRIS LEVINE, deceased, represented by GAY LEVINE EISEN, EXECUTRIX, hereinafter called the Grantor,

has bargained and sold, and by these presents does transfer and convey unto

TERRELL L. STARKS, an unmarried person, hereinafter called the Grantee,

His heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly half of Lot No. 77 on the Plan of J. B. Hayne's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said Part of Lot No. 77 fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Morris Levine and wife, Virginia H. Levine, by deed of record in Book 4100, page 977, Register's Office for Davidson County, Tennessee. The said

Virginia H. Levine having predeceased Morris Levine and the said Morris Levine having since died and the power to sell, transfer and convey is given to Gay Levine Eisen, Executrix, by the Last Will and Testament of Morris Levine, docket number 01P-1971, Seventh Circuit Court for Davidson County, Tennessee.

This is unimproved property, known as: 329-B Duke Street, Nashville, Tennessee, 37210 and assigned map 071-08-0 parcel 034.00.

This legal description contained herein is the same as that contained in the prior deeds of record.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to the Plan of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain setback lines and easements, reference to which plan is hereby made for the exact location and dimensions thereof.

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 the said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her 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. Whenever 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 19 day of October, 2005.

Gay Levine E. Se

GAY LEVINE EISEN
EXECUTRIX FOR THE ESTATE OF
MORRIS LEVINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, [redacted], a Notary Public in and for said County and State, GAY LEVINE EISEN, EXECUTRIX FOR THE ESTATE OF MORRIS LEVINE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2005.

My Commission Expires:

My Commission Expires NOV. 25, 2006

Notary Public

DONNA LEE LANCE NOTARY PUBLIC DAVIDSON COUNTY