| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Ilan and Mika David | New Owner | Map 81-11 |
| 6547 W. 83rd Street | | Parcel 231 |
| Los Angeles, CA 90045 | | 26b 12444 |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gail Biener Preston Wales, Co-Executrix and Co-Trustee of The Last Will and Testament of Maxie Biener, Davidson County, Tennessee Docket Number 04P1501, Gail Biener Preston Wales, Individually, and Keith Kraft, Co-Trustee of the Reba Kraft Marital and Family Trust** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Ilan David and wife, Mika David** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 352 in McGavock, Wetmore & Others Second Addition to Nashville, called the "Addition to the Town of McGavock" a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts 100 feet on the westerly margin of 16th Avenue North (formerly Hendershortt Street) and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Maxie Biener and Morris Kraft, a one-half undivided interest each by Deed of record in Book 6332, page 689, Register's Office for Davidson County, Tennessee and Maxie D. Biener by Quitclaim Deed from Morris Kraft his one-half undivided interest of record in Book 8166, page 886, said Register's Office for Davidson County, Tennessee. The said Maxie Beiner has since died. Gail Biener Preston Wales and Kenneth R. Kraft, Co-Executors and Co-Trustees of The Last Will and Testament of Maxie D. Biener, Davidson County, Tennessee, Probate Number 04P1501. Gail Biener Preston Wales has written consent from Kenneth R. Kraft to execute this Warranty Deed in behalf of The Estate Maxie Biener and Keith Kraft has written consent from Kenneth R. Kraft to execute this deed on behalf of the Reba Kraft Marital and Family Trust. The Reba Kraft Marital and Family Trust was created in the Last Will and Testament of Reba Kraft which has been filed for Probate with the Probate Court for Davidson County, Tennessee. Keith Kraft, Co-Trustee of the Reba Kraft Marital and Family Trust joins into this conveyance to convey any interest of the trust and any individual interest he may have in the above-described real property to the Grantee.

**This description is the same as was used in the last deed of record.**

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.

This is improved property commonly known as 1735 16th Avenue North, Nashville, TN 37208.

Davidson County DEEDWARR
Recvd: 11/28/05 16:05 4 pgs
Fees:23.00 Taxes:573.50
20051128-0143206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

**The actual consideration or value, whichever is greater for this transfer is $155,000.00.**

Keith Kraft

**Subscribed and sworn to before me this 18th day of November, 2005.**

**Notary Public**

**My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of November 2005.

The Estate of Maxie Biener

By: Gail Biener Preston Wales, Co. Exec. + Co. Trustee

Gail Biener Preston Wales, co-executrix and co-trustee

Gail Biener Preston Wales

Gail Biener Preston Wales, Individually

Reba Kraft Marital/Family Trust

Keith Kraft, Co-Trustee

Keith Kraft, Co-Trustee and individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, Gail Biener Preston Wales, Co-Executrix and Co-Trustee of The Estate of Maxie D. Biener personally appeared with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Trust and as Co-Executrix of the Estate.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, Gail Biener Preston Wales, Individually personally appeared with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, Keith Kraft, Co-Trustee of The Reba Kraft Marital and Family Trust personally appeared with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained as Co-Trustee of the Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of November, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, Keith Kraft, Individually personally appeared with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES:
September 19, 2009

My Commission Expires:_____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY