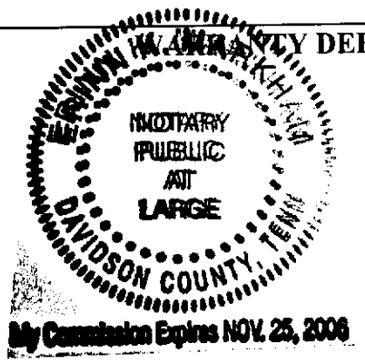
WARRANTY DEED



My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan David	NEW OWNER	092-06-0/660.00
(NAME)	(NAME)	
6457 W 83rd Street		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90045		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edwin Smith, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ilan David, a married person**, 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: * AND WIFE, MIKA DAVID

Land in Davidson County, Tennessee, being the westerly one half of Lot No. 10 in Dr. Boyd McNairy's Subdivision of Lots Nos. 8, 9 and 10 as of record in Book 21, Page 93, Register's Office for Davidson County.

Said westerly one half of Lot No. 10 front 50 feet on the southerly side of Booker, formerly Harding Street, and runs back between parallel lines 195 feet to an alley.

Being the same property conveyed to Edwin Smith, unmarried by Warranty Deed from Lester McClain, married dated July 14th, 2004 and filed for record in Instrument No.20040719-0085822, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 21, Page 93, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

The 2006 County Taxes have been prorated and assumed by the Grantee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.

unimproved ☐

This is improved ☒ property, known as 2415 Booker Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 20th day of January, 2006.

Edwin Smith

Davidson County DEEDWARR
Recvd: 01/26/06 13:10 2 pgs
Fees:13.00 Taxes:333.00

20060126-0010003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Edwin Smith the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public



After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

05TN08164