Davidson County DEEDWARR
Recvd: 01/30/06 14:19 2 pgs
Fees:13.00 Taxes:490.25

20060130-0011432

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF CALIFORNIA
COUNTY OF : Alameda
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

GUADALUPE BASSIG VALDEPENAS
Commission # 1455723
Notary Public - California
Alameda County
My Comm. Expires Jan 7, 2008

Subscribed and sworn to before me, this 26th **day of January, 2006.**

Notary Public
My commission expires: Jan. 07, 2008

06-0511-72064

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ilan David 6547 West 83rd St Los Angeles, Ca 90045	Same as new owner A.D.	081-11-0-224.00

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, **Karen L. White and husband, Willis T. White Jr.** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ilan David and wife, Mika David** 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 one-half of Lot No. 362 in McGavock Wetmore and 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 said County, to which plan reference is hereby made for a more complete description

Said part of Lot No. 362 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Karen L. White and husband, Willis T. White, Jr. by deed from William Patton, Jr., dated March 4, 2004, of record in Instrument No. 20040309-0027120, Register's Office for Davidson County, Tennessee.

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 1724 17th Avenue North, Nashville, TN 37208

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 26 day of January, 2006.

Karen L. White

Willis T. White, Jr.

STATE OF CALIFORNIA
COUNTY OF : Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen L. White and Willis T. White, Jr., 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 ~~Mt. Juliet, TN,~~ Oakland, CA this 26th day of January, 2006.

My Commission expires: Jan. 07, 2008

GUADALUPE BASSIG VALDEPENAS
Commission # 1455723
Notary Public - California
Alameda County
My Comm. Expires Jan 7, 2008