PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/06 16:01 2 pgs
Fees:13.00 Taxes:43.48
20060223-0021442

FROM: ESTATE OF MORRIS LEVINE

TO: BRIAN E. SANDERS

Address New Owner As Follows:
Mr. Brian E. Sanders
708 N. 2nd Street
Nashville, TN 37207

Send Tax Bills:
Mr. Brian E. Sanders
709 Cedar Crest Drive
Nashville, TN 37209

Map & Parcel Numbers
Map 82-07 Parcel 222

This Instrument Was Prepared By:
Gay Levine Eisen (BPR 011039)
Attorney at Law
524 W. Hillwood Drive
Nashville, TN 37205-1235
(615) 353-0244

MISTY L. LARSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $11,750.00

Brian Sanders
Affiant

Sworn to and subscribed before me, this 23 day of February, 2006.

Misty L. Larson
Notary Public
My commission expires: March 31, 2007

FOR AND IN CONSIDERATION of the sum of Eleven Thousand Seven Hundred Fifty and no/100 ($11,750.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged,

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

BRIAN E. SANDERS, 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 Lot No. 29 in V. S. Lindsley's Addition to Edgefield, a plan of which is of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the westerly side of North 2nd Street and runs back in a westerly direction between parallel lines, 142-1/2 feet to a 10-foot alley in the rear.

Being the same property conveyed to Virginia H. Levine and husband, Morris Levine by deed from Myra Adell Lavender, a widow, dated October 1, 1965, and recorded in Book 3948, page 217, said Register's

Office. The said Virginia H. Levine having predeceased Morris Levine. The said Morris Levine having since died and the full 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: 708 North Second Street, Nashville, Tennessee 37207 and assigned map 82-07, Parcel 222.

This legal description contained herein is the same as that contained in the prior deed of record.
The subject property is not the principal residence of the Grantor.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises, including the 2006 property taxes which have been prorated and assumed by the Grantee, and the Plan of record in Book 57, page 25, 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 23 day of February, 2006.

Gay Levine Eisen

GAY LEVINE EISEN
EXECUTRIX FOR THE ESTATE OF
MORRIS LEVINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Misty L. Larson, 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 23 day of February, 2006.

MISTY L. LARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

Misty L. Larson

Notary Public
My Commission Expires: March 31, 2007