Davidson County DEEDWARR
Recvd: 05/02/06 15:25 2 pgs
Fees:13.00 Taxes:1287.60

20060502-0050694

WARRANTY DEED

G-VRE-06-411

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Sheila Weinberger
Affiant

Subscribed and sworn to before me this 27th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Weinberger	Sheila Weinberger	
411 Taylor Street	(NAME) 411 Taylor Street	82-9-155
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM J. IVEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEILA WEINBERGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 5TH AVENUE NORTH @ TAYLOR STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF TAYLOR STREET; SAID POINT BEING N 62 DEG 58' 45" E 105 FEET FROM THE EASTERLY RIGHT-OF-WAY OF 5TH AVENUE NORTH; AND PROCEEDING AS FOLLOWS,

1. WITH SAID EASTERLY RIGHT-OF-WAY OF TAYLOR STREET N 62 DEG 58' 45" E 44.00 FEET TO AN IRON PIN SET; THENCE,

2. LEAVING SAID EASTERLY RIGHT-OF-WAY OF TAYLOR STREET S 27 DEG 16' 16" E 95.19 FEET TO AN IRON PIN SET; THENCE,

3. S 62 DEG 57' 22" W 44.00 FEET TO AN IRON PIN SET; THENCE,

4. N 27 DEG 16' 16" W 95.21 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY MADE BY GREGORY E. DANIELS, SURVEYOR, R.L.S. NO. 1489, DATED JUNE 11, 2001.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. IVEY BY WARRANTY DEED FROM FRENCH RIVER DEVELOPMENT CO., LLC, A LIMITED LIABILITY COMPANY, RECORDED ON THE 22ND DAY OF MAY, 2002 IN INSTRUMENT NO. 20020522-0062301, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 411 Taylor Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of April, 2006.

William J. Ivey

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903