BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Don H. Rubin and wife, Esther Eisenberg and Benjamin M. Rubin 3107 Vanderbilt Place Nashville, TN 37212	**Map 104-6** **Parcel 261**	~~SAME~~ Bank of America P. O. Box 9000 Getzville, NY 14068

This instrument prepared by: BOULT, CUMMINGS, CONNERS & BERRY, PLC
1600 Division Street, Suite 700, Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Catherine V. Quinn, a married person, and Carroll V. Wallace, an unmarried person**, (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Don H. Rubin and wife, Esther Eisenberg and Benjamin M. Rubin, unmarried** (collectively the "Grantees"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1 2006 county property taxes, prorated at closing and assumed by Grantees.

2. All matters on the plat of record in Book 332, page 15, said Register's Office.

3. Rights of tenant under unrecorded lease.

This is improved property, known as **3107 Vanderbilt Place, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Davidson County DEEDWARR
Recvd: 05/17/06 13:31 3 pgs
Fees:18.00 Taxes:1387.50
20060517-0057857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.

Affiant

Subscribed and sworn to before me this 15 day of May, 2006.

Notary Public

My Commission Expires: 1/24/09

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

1296656 v1
009300-002 05/15/06

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heir and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 15th day of May, 2006.

Catherine V. Quinn

Catherine V. Quinn

Carroll Wallace

Carroll V. Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, CAROL A. WILSON, a Notary Public in and for the County and State aforesaid, personally appeared Catherine V. Quinn and Carroll V. Wallace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

15th WITNESS my hand and seal at office in Nashville, Tennessee, on this the day of May, 2006.

Carol A. Wilson

Notary Public

My Commission Expires:

7-19-08

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

BEING Lot No. 58 on the Map of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 50 feet on the southeasterly side of Vanderbilt Place, formerly Beech Street, and runs back between parallel lines along the easterly margin of 32nd Avenue, South, 135 feet to an alley.

BEING the same property conveyed to George L. Van Echop, III, unmarried by Installment Deed from Betty Oehmig Caudle Simon, Catherine Oehmig Watson, Ann Oehmig Pitts and Jo C. Oehmig, III of record in 5154, page 643, and as corrected in Deed of Correction recorded in Book 5218, page 700, Register's Office for Davidson County, Tennessee. The said George Van Echop, III, having since died and title being vested in Catherine V. Quinn and Carroll V. Wallace as sole surviving heirs by Affidavit of Heirship of record in Book 8468, page 410, said Register's Office.

NOTE: The above described property is not now, nor has it ever been the principal residence of the Grantors.