Book 29

Davidson County DEEDWARR
Recvd: 06/02/06 15:37 3 pgs
Fees:18.00 Taxes:103.60

20060602-0065462

WARRANTY DEED

FROM: ESTATE OF MORRIS LEVINE

TO: JANET MCRAE AND MICHELE DAVIS

Address New Owner As Follows:
Ms. Janet McRae and Ms. Michele Davis
3610 Whitland Avenue
Nashville, TN 37205

Send Tax Bills:
Same

Map & Parcel Numbers
Map 71-10 Parcel 61
Map 71-10 Parcel 60
Map 71-10 Parcel 59

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $28,000.00

Gay Levine Eisen
Affiant

Sworn to and subscribed before me, this 1 day of June, 2006.

Ollie Mai Parsley
Notary Public

My commission expires: 11/25/06

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

FOR AND IN CONSIDERATION of the sum of Twenty Eight Thousand and no/100 ($28,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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

JANET MCRAE AND MICHELE DAVIS, hereinafter called the Grantees, a one-half undivided interest each,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 71, 72 and 73 in the J. B. Haynie's Plan of Lots known as Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 71, 72 and 73 front 50 feet each on the westerly side of Aline Avenue and run back between parallel lines 125 feet to an alley.

BEING the same property conveyed to Virginia H. Levine by deed from Clara M. Hightower Docket Leali, and husband, K. A. Leali, dated March 3, 1970, and recorded on December 1, 1971, in Book 4557, page 477, Register's Office for Davidson County, Tennessee. This conveyance being a one-half interest. The remaining one-half interest being conveyed to Morris Levine by deed from William A. Jones and wife, Bobbie Jones, dated March 10, 1974, and recorded on August 13, 1976, in Book 5057, page 304, said Register's Office. The said Virginia H. Levine having since died testate, bequested her interest to her husband, Morris Levine. Virginia H. Levine's Last Will and Testament was probated on March 20, 1975, in the Probate Court for Davidson County, Tennessee and was assigned docket number 61210. The said Morris Levine having since died testate and his Last Will and Testament was probated on December 17, 2001, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and was assigned docket number 01P-1971. The full power to sell, transfer and convey property was granted to Gay Levine Eisen, Executrix, by the Last Will and Testament of Morris Levine.

This is unimproved property, known as: 1304, 1306, and 1308 Aline Avenue, Nashville, Tennessee 37207 and assigned Map 71-10, Parcel 61, Map 71-10, Parcel 60 and Map 71-10, Parcel 59, respectively.

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 170, 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees, 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 Grantees, their 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 1 day of June, 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, the undersigned, 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 1 day of June, 2006.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Ollie Mai Parsley
Notary Public
My Commission Expires: 11/25/06