Davidson County DEEDWARR
Recvd: 06/02/06 16:07 3 pgs
Fees:18.00 Taxes:1572.50

20060602-0065508

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01248

WARRANTY DEED

ERIN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of May, 2006

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan David **6547 West 83rd Street** **Los Angeles, CA 90045**	**Fidelity Bancorp Funding** **5555 Garden Grove Blvd.** **Westminister, CA 92683**	**092-08-285**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert R. Blagojevich, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Illan David, married and David J. Lill, Sr. and wife, Martha Lill A. Lill

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot Nos. 42 and 43 on the Plan of Gov. McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Robert R. Blagojevich, by Warranty Deed from Lawrence J. Sacks, Executor of the Estate of James W. Pickle, Deceased, dated 10/22/03 and recorded 11/04/03 in Instrument # 20031104-0161838, Register's Office for Davidson County, Tennessee.

Subject to all matters on plat of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR OR ANY SPOUSE.

LEGAL CONTINUED

Unimproved ( )

This is improved (X) property known as **321 McMillin Street, Nashville, TN 37203**

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 we do covenant with the said GRANTEES 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 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 our hands this 18 day of May, 2006.

Robert R. Blagojevich

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Blagojevich the bargainor(s) 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 at Chicago, Illinois, this 18 day of May, 2006.

Commission Expires: OCT 19 2006

Notary Public

"OFFICIAL SEAL"
DAN COLLA
Notary Public, State of Illinois
My Commission Expires Oct. 19, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

LEGAL CONTINUED

BEING Lot Nos. 41 & 44 on the Plan of Gov. McMillans Plan of Subdivision of The Old State Prison Lands as of record in Plat Book 161, page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Robert R. Blagojevich, by Warranty Deed from Lawrence J. Sacks, Executor of The Estate of James W. Pickle, Deceased, dated 10-22-03 and recorded 11-04-03 in Instrument # 20031104-0161838, Register's Office for Davidson County, Tennessee.

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