Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/19/06 14:05 3 pgs
Fees:18.00 Taxes:1369.00
20060919-0116033

182

39-B
File #06-1335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned The Schlanger Family Trust, The Schlanger Family Trust FBO Linda Spiegel UW of William Schlanger, Linda Spiegel, Trustee (formerly Linda S. Harris) and, The Schlanger Family Trust FBO Rita Epstein UW of William Schlanger, Rita Epstein, Trustee; hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernard Landau, a single man**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Being Lot No. 110 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, of said Register's Office.

Said Lot No. 110 fronts 50 feet on the southerly side of Central Avenue and extends back 179 feet on its easterly line and 182.7 feet more or less, on its westerly line, to the northerly margin of an alley and measures 50 feet thereon.

Being part of the same property conveyed to William Schlanger by Quitclaim Deed from Ester Weiss Schlanger of record in Book 7630, page 806, said Register's Office; also being part of the property conveyed to The Schlanger Family Trust by Quitclaim Deed of record in Book 9558, page 491, Register's Office for Davidson County, Tennessee, and devised to the Trustees of said Trust by and as established under the Last Will and Testament of William Schlanger ("Will") of record in Will Book 165, page 163, Probate Court for Davidson County, Tennessee. Under the provisions of said Last Will and Testament of William Schlanger, The Schlanger Family Trust was established for the benefit of Ester Weiss Schlanger (spouse) for her lifetime. Said Ester Schlanger died June 27, 2005 and under the provisions of said Will the Trustee(s) divided the assets of the trust into two equal shares, each share to be held in trust by the Trustee(s) for each daughter of William Schlanger, Linda S. Harris-Spiegel and Rita Gay Epstein. Said Will appoints Linda S. Harris (now Linda S. Harris-Spiegel) and Rita Gay Epstein as the Trustees of the Trusts established therein. Said Linda S. Harris-Spiegel and Rita Gay Epstein join in this conveyance individually to convey any and all interest they may have in the subject property. The subject property is not the residence of said Linda S. Harris-Spiegel or Rita Gay Epstein, their respective spouse(s) or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3521 Central Avenue, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12 ~~day~~ of August, 2006

X _____
The Schlanger Family Trust
By Rita Epstein, Trustee

X _____
The Schlanger Family Trust FBO Rita Epstein UW
of William Schlanger by Rita Epstein, Trustee

X _____
Rita Epstein, individually

State of Illinois)
County of Cook)

On this 22nd day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rita Epstein, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of The Schlanger Family Trust, The Schlanger Family Trust FBO Rita Epstein, the within named bargainor, and as such Trustee executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: 10/05/09

"OFFICIAL SEAL"
RUPAL Y. PATEL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 10/05/2009

State of Illinois)
County of Cook)

On this 22nd day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rita Epstein, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

R Patel
_____
Notary Public

My Commission Expires: 10/05/09

"OFFICIAL SEAL"
RUPAL Y PATEL
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 10/05/2009

Trustee

The Schlanger Family Trust
by Linda Spiegel, Trustee

Trustee

The Schlanger Family Trust FBO Linda Spiegel UW of William Schlanger
by Linda Spiegel, Trustee (formerly Linda S. Harris)

Linda Spiegel, individually

State of Florida
County of Broward)

On this 22 day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda Spiegel (formerly Linda S. Harris), to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of The Schlanger Family Trust and The Schlanger Family Trust FBO Linda Spiegel, the within named bargainor, and as such Trustee executed the foregoing instrument for the purpose therein contained, and acknowledged the execution as a free act and deed.

PATRICIA A. WILLIAMS
MY COMMISSION # DD313030
EXPIRES: April 24, 2008
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public

My Commission Expires:

State of Florida
County of Broward)

On this 22 day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda Spiegel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PATRICIA A. WILLIAMS
MY COMMISSION # DD313030
EXPIRES: April 24, 2008
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public

My Commission Expires:

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 370,000.00.

Affiant

Sworn and subscribed before me on this the day of August, 2006.

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KENNETH M. BALLEW

Notary Public

My Commission Expires: 3-25-09

NEW OWNER:
Bernard Landau
218 Cherokee Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
104-05-0 396.00