Davidson County DEEDWARR
Recvd: 10/10/06 11:24 2 pgs
Fees:13.00 Taxes:37.00

20061010-0125831

WARRANTY DEED

FROM: ESTATE OF MORRIS LEVINE

TO: I. MARIE PATTON

Address New Owner As Follows:
I. Marie Patton
3124 Torbett Street
Nashville, TN 37209

Send Tax Bills:
I. Marie Patton
144 Oak Park Drive
Nashville, TN 37207

Map & Parcel Numbers
Map 092-05-0
Parcel 327.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

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 TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10,000.00
Gay Levine Eisen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF October 2006
Susan Anderson
Deputy Register
My commission expires:

FOR AND IN CONSIDERATION of the sum of Ten Thousand and no/100 ($10,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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

I. MARIE PATTON, hereinafter called the Grantee,

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

BEING the easterly 39 feet of Lot No. 6 on the Plan of A. W. Wills Subdivision of part of the Barrow property, as of record in Book 161, page 107 of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 39 feet on the northerly side of Torbett Avenue and runs back between parallel lines, 125 feet to an alley.

BEING the same property conveyed to Morris Levine by Final Decree Confirming Sale, April 2, 1981, and recorded on July 23, 1981, in Book 5773, page 883, Register's Office for Davidson County, Tennessee. 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, and was assigned Docket No. 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: 3124 Torbett Street, Nashville, Tennessee 37209 and assigned map and parcel number 092-05-0-327.00.

The subject property is not the principal residence of the Grantor.

This conveyance is subject to the Plan of record in Book 161, page 107, Register's Office for Davidson County, Tennessee and such limitations, setback lines, restrictions, easements, and encumbrances as may affect the premises, including the 2006 property taxes which have been prorated and assumed by the Grantee.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee, 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 Grantee, her 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 9 day of October, 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, Eloise W. Jackson, 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 9 day of October, 2006.

ELOISE W. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Eloise W. Jackson
Notary Public
My Commission Expires: MY COMMISSION EXPIRES: March 21, 2009