Davidson County DEEDWARR
Recvd: 10/30/06 08:18 2 pgs
Fees:13.00 Taxes:185.00

20061030-0133884

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2006.

Notary Public
MY COMMISSION EXPIRES 9/20/08
File No. G6-1844D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Haim Z. Yanai (NAME) | ~~XXXX XXXXXX~~ Bank of America (NAME) | 81-15-239 |
| 1610 Underwood Street (STREET ADDRESS | 9000 Southside Blvd (STREET ADDRESS) | |
| Nashville, Tennessee 37208 (CITY) (STATE) (ZIP) | Jacksonville, FL 32256 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **James L. Dunn, a single man and Willie J. Dunn, Jr., a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haim Z. Yanai** 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:

**Tract 1: LAND in Davidson County, Tennessee, being part of Lot No. 380, on the plan of D. T. McGavock's Addition, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Fronting 87 feet and 6 inches on the north side of Underwood Street in the City of Nashville and running back 110 feet to a dead line, it being the premises upon which a dwelling and store house, City No. 1610 Underwood Street, is located.**

**Being the same property conveyed to James L. Dunn and wife, Beulah D. Dunn, (a 1/2 interst) and Willie J. Dunn, Jr., (a 1/2 interest) by Deed from L. P. Matthews and C. F. Smith, dated April 20, 1971, of Record in Book 4496, Page 356 and by deed form John Thomas Phillips and Joe Dudley Phillips of record in Book 4216, page 837, Register's Office for Davidson County, Tennessee.**
**Beulah D. Dunn having since died, vesting sole ownership in James L. Dunn as surviving tenant by the entirety.**

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
unimproved ( )
This is improved (XX) property, known as 1610 Underwood Street, Nashville, TN 37208.

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. 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.

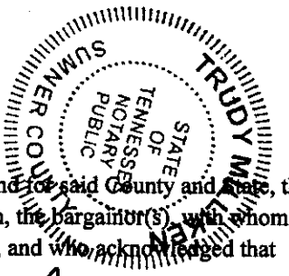
Witness my/our hand(s) this 25th day of October, 2006.

James L. Dunn

Willie J. Dunn, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson }




Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James L. Dunn, a single man and Willie J. Dunn, Jr., a single man, the bargainor(s), with whom Iampersonally 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, this 25th day of October, 2006.

My Commission Expires: 10/05/2010

_____
Notary Public

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STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2006.

My Commission Expires:_____

_____
Notary Public

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TATE OF TENNESSEE
STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2006.

My Commission Expires:_____

_____
Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O.BOX 663**
**GALLATIN, TN 37066**