Davidson County DEEDWARR
Recvd: 12/06/06 13:01 2 pgs
Fees:13.00 Taxes:502.83

20061206-0150844

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

G-VRE-06-0708

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Kiempisty	Access National Mortgage Corp.	
708 North Second Street (ADDRESS)	1800 Robert Fulton Drive, STE 350 (ADDRESS)	82-7-222.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we S & M, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH R. KIEMPISTY AND WIFE, AMY E. SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 IN V.S. LINDSLEY'S ADDITION TO EDGEFIELD, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 29 FRONTS 50 FEET ON THE WESTERLY SIDE OF NORTH 2ND STREET AND RUNS BACK IN A WESTERLY DIRECTION BETWEEN PARALLEL LINES, 142-1/2 FEET TO A 10-FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BRIAN E. SANDERS TO S AND M, LLC AS RECORDED ON THE 13TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060413-0042331 AND WARRANTY DEED FROM ESTATE OF MORRIS LEVINE, DECEASED, REPRESENTED BY GAY LEVINE EISEN, EXECUTRIX TO BRIAN E. SANDERS AS RECORDED ON THE 23RD DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060223-0021442, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Virgina H. Levine and husband Morris Levine by deed from Myra Adell Lavender, a widow dated October 1,1965 and recorded in Book 3948,page 217 said Register's Office. The said Virginia H. levine having predeceased Morris Levine. The said Morris Levine having since died and the full power to sell,transfer and convey is given to Gay Levine Eisen,Executrix,by the Last Will and Tesament of Morris Levine, docket number 01P-1971,Seventh Circuit Cout for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 25, Regstier's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 708 North Second Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 27th day of November, 2006.

S & M, LLC
BY: Brian Sanders

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of November, 2006, before me personally appeared Brian Sanders, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of S & M, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of November, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED