WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/06 16:23 2 pgs
Fees:13.00 Taxes:37.00
20061207-0151649

FROM: GAY LISA LEVINE EISEN, TRUSTEE under the will of SADYE D. FIDELHOLTZ, Deceased

TO: MOLETTE PROPERTY GOUP, LLC.

Address New Owner As Follows:	Send Tax Bills:	Map & Parcel Number
Molette Property Group, LLC 508 36th Avenue, North Nashville, TN 37209	Molette Property Group, LLC 1506 Church Street, Suite 230 Nashville, TN 37203	Map & Parcel 092-09-0-240.00

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10,000.00
Gay Lisa Levine Eisen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7 DAY OF December 20 06
Deputy Register

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,

GAY LISA LEVINE EISEN, TRUSTEE under the will of SADYE D. FIDELHOLTZ, deceased, hereinafter called the Grantor,

has bargained and sold, and by these presents does transfer and convey unto

MOLETTE PROPERTY GROUP, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee,

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

BEING Lot No. 92 and the southerly 7 feet of Lot No. 93 on the Map of W. R. Wilsons Tract in West Nashville, as of record in Book 332, page 166, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 57 feet on the easterly side of 36th Avenue, North, formerly Freemont Street, and extends back between parallel lines, 130 feet to an alley.

BEING the same property conveyed to J. N. Fidelholtz and wife, Sadye D. Fidelholtz by deed from Sidney Averbuch and Gerald Averbuch, filed in Book 4268, page 820, Register's Office for Davidson County, Tennessee. The said J. N. Fidelholtz having predeceased Sadye D. Fidelholtz. Sadye D. Fidelholtz died testate and her will is probated under docket number 98138, Seventh Circuit Court for Davidson County, Tennessee, and recorded in instrument number 20060131-0012097, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Sadye D. Fidelholtz, authority is granted to Gay Lisa Levine as Trustee to convey and transfer said real estate. The said Gay Lisa Levine, Gay Levine Eisen, and Gay Lisa Levine Eisen are one and the same person.
This is unimproved property, known as: 508 – 36th Avenue, North, Nashville, Tennessee, 37209 and assigned map 092-09-0 parcel 240.00.

This legal description contained herein is the same as that contained in the previous deed of record. This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises.

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, its successors 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 my hand this 7 day of December, 2006.

Gay Lisa Levine Eisen
GAY LISA LEVINE EISEN
Trustee under the Last Will and Testament of
SADYE D. FIDELHOLTZ, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Bennett Lieberman, a Notary Public in and for said County and State, **GAY LISA LEVINE EISEN, TRUSTEE,** 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 7th day of December, 2006.

BENNETT R. LIEBERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bennett R. L.
Notary Public
My Commission Expires: September 19th, 2009