WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/06 15:40 2 pgs
Fees:13.00 Taxes:954.60
20061208-0152160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack B. Silverman (NAME)	**Capital Bank & Trust Company** (NAME)	
1410 McKennie Avenue (ADDRESS)	**1808 West End Avenue, Suite 600** (ADDRESS)	**MAP 83-2**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Nashville, TN 37203** (CITY) (STATE) (ZIP)	**PARCEL 25**

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **James H. Rubin and wife, Michele M. Rubin** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack B. Silverman, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of H.M. Doak's Subdivision of Land as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Rubin and wife, Michele M. Rubin by Quitclaim Deed from James B. Rubin and Michele M. Rubin, married and S. Wallace Rubin and Joan Rubin, married, filed for record March 14, 2003 as Instrument No. 20030314-0034239, said Register's Office. Also acquired by instrument of record in Book 10894, page 814, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 22, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1410 McKennie Avenue, Nashville, TN 37206
(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 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. 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 our hands this 8th day of December, 2006.

James H. Rubin

Michele M. Rubin

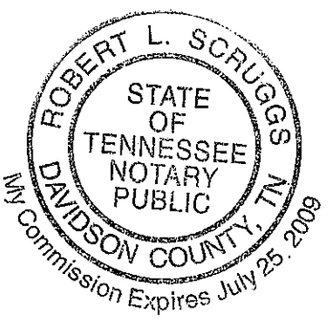
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, James H. Rubin and Michele M. Rubin the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2006.

Commission expires:



Notary Public