File No. 06WH0231

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/06 08:32 3 pgs
Fees:18.00 Taxes:370.00

20061220-0156446

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TRACI BROOKS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan and Mika David	NEW OWNER	092-6-302.00
(NAME)	(NAME)	
6547 W 83rd Street		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90045		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **EDDIE T. DAVIS, MARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ILAN DAVID AND WIFE, MIKA DAVID**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **LEWIS** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 3005 Batavia Street, Nashville, TN 37209

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.

Witness my/our hand(s) this 5th day of December

Eddie T. Davis

Kathalean Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of December, 2006, before me personally appeared Eddie T. Davis and wife, Kathalean Davis, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand at office this 5th day of December, 2006.

Commission expires:

TRACI BROOKS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

Notary Public

File Number: 06WH0273

RETURN TO:

Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of a tract shown as the W. T. Selley lot as the southeast corner of Zollicoffer Street and 31st Avenue North, as shown on the Plant of record in Book 1130, page 46, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Zollicoffer Street, 224 feet east of the easterly margin of 31st Avenue North, being at an iron pin at the northeast corner of the property of John Henry Buchanan; thence along Buchanan's easterly line southerly 150 feet to a point at the northeast corner of another tract conveyed to John Henry Buchanan by deed of record in Book 1304, page 343, said Register's Office; thence along Buchanan's northerly line easterly 98 feet to the westerly line of the L. C. Thuss Subdivision, a plan of which is of record in Book 547, page 102, said Register's Office; thence along the west line of said Thuss Subdivision, northerly 154 feet to an iron pin in the south margin of Zollicoffer Street; thence with said margin westerly 66 feet to the point of beginning.

There is included in the above description but specifically excluded therefrom the following tract of land:

Beginning at a point in the westerly margin of an alley, said point being the northeast corner of a tract of land conveyed to J. M. Liggett by deed of record in Book 3406, page 515, Register's Office for Davidson County, Tennessee, and also being the termination point of the secondly described line the parcel of land conveyed to E. T. Davis, by deed recorded in Book 2862, page 222, Register's Office for Davidson County, Tennessee; thence reversely with the said secondly described line in the said conveyance to E. T. Davis, also being the northerly line of the said conveyance to J. M. Liggett, South 81 degrees 51 minutes 21 seconds West 64.61 feet to a point; thence north 27 degrees 39 minutes 40 seconds East 80.64 feet to a point in the easterly line of the said parcel of land conveyed to E. T. Davis and the westerly margin of an alley; thence with said easterly conveyance line and westerly alley margin South 23 degrees 04 minutes 06 seconds East 67.69 feet to the point of beginning. Containing 2,113 square feet and being a part of the same land conveyed to Eddie T. Davis and wife, Lee Etta Davis by deed from Phil Cohen and wife, as of record in Book 2862, page 222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie T. Davis by deed dated 06/12/68 from Jas. E. Covington, Clerk and Master, of record in Book 4242, page 857, Register's Office for Davidson County, Tennessee. Eddie T. Davis having subsequently conveyed his interest is said property to Patricia Madry and Tawana Douglas by quitclaim deed of record in Book 9823, page 618, said Register's Office. The said Patricia Madry and Tawana Douglas having conveyed the property to Eddied T. Davis by quitclaim deed of record in Book 11659, page 177, said Register's Office.

Kathalean Davis, spouse of Eddie T. Davis, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise