STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,250.00.

Kathy Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December, 2006.

Dana P. Mason
Notary Public
MY COMMISSION EXPIRES 3-11-07
File No. G6-2275D

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 01/03/07 09:51 2 pg
Fees:13.00 Taxes:171.13
20070103-0000958

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stuart Livine, a married man (NAME)	Chase Bank USA, NA (NAME)	lot 18 82-8-78 Lt19 82-8-79
624 North 9th Street (STREET ADDRESS	1400 E. Newport Center (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Deerfield Beach, FL (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, **Thomas B. New, Jr. , a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stuart Livine, a married man** 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. 18 and 19, on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract, as shown on plat of record in Plat Book 421, Page 52, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The signature of Thomas B. New, Jr. is signed by his duly appointed Attorney-in-fact Willie Dunn pursuant to the Power of Attorney recorded in record book * , page ___ said Register's Office.

Being part of the same property conveyed to Thomas B. New, Jr., a single man, by Quitclaim Deed from Thomas B. New, Trustee, dated October 16, 2001, of Record in Instrument No. 200110230115569, Register's Office for Davidson County, Tennessee.

*20070103000095 5

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 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 624 North 9th Street, Nashville, TN 37206.

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 22nd day of December, 2006.

Thomas B New Jr By Willie Dunn, AIF
Thomas B. New, Jr. by Willie Dunn, Attorney-in-FAct

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 Thomas B. New, 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 22nd day of December, 2006.

My Commission Expires:_____ _____

Notary Public

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 22nd day of December, 2006.

My Commission Expires:_____ _____

Notary Public

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 Willie Dunn, attorney-in-fact for Thomas B. New, Jr., with whom I am personally acquainted, and who acknowledged that Willie Dunn executed the within instrument for the purposes therein contained, and who further acknowledged that Willie Dunn 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 22nd day of December, 2006.

My Commission Expires: 3/20/10 _____

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

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