WARRANTY DEED

FROM: ESTATE OF MORRIS LEVINE AND ESTATE OF JACK COHEN

TO: LEE A. CUNNINGHAM D/B/A S & A ASSOCIATES, A SOLE PROPRIETORSHIP

Address New Owner As Follows:
S & A Associates
P. O. Box 472
Joelton, TN 37080

Send Tax Bills:
Same

Map & Parcel Numbers
Map 092-09-0
Parcel 157.00

Davidson County DEEDWARR
Recvd: 03/02/07 11:29 4 pgs
Fees:23.00 Taxes:37.00
20070302-0025910

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant
Sworn to and subscribed before me this 2 day of March, 2007.

Notary Public
My commission expires: 1-26-10

GAY LEVINE EISEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
Gay Levine Eisen (BPR 011039)
Attorney at Law
524 W. Hillwood Drive
Nashville, TN 37205-1235
615/353-0244

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, the

ESTATE OF MORRIS LEVINE AND THE ESTATE OF JACK COHEN,
have bargained and sold, and by these presents do transfer and convey unto

LEE A. CUNNINGHAM d/b/a S & A ASSOCIATES, a sole proprietorship,
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 the easterly one-half of Lot No. 10 in Wills Subdivision of Barrow Lands. The said easterly one-half of Lot No. 10 fronts 50 feet on the southerly side of Torbett Street and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to Morris Levine and Jack Cohen by Final Decree Confirming Sale, File Tax Civil Action Number 85-372-I in the Chancery Court for Davidson County, Tennessee, and filed in Book 7440, page 232 in the Register's Office for Davidson County, Tennessee.
The said Morris Levine having since died. The Last Will and Testament of Morris Levine, is probated under docket number 01P1971, Seventh Circuit for Davidson County, Tennessee, appoints Gay Levine Eisen, Executrix, with full power to sell, transfer and convey. The estate remains open.

The said Jack Cohen having since died intestate on June 25, 1988, leaving his sole heirs, his wife, Bessie D. Cohen and son, Howard Cohen.
The said Bessie D. Cohen having since died testate on March 21, 1994. Her will is probated under docket number 94P-488, Seventh Circuit Court for Davidson County, Tennessee, leaving Howard Cohen, Sanford Cohen and Maria Cohen as her beneficiaries.
Maria E. Cohen and Maria Cohen are one and the same person. Jack J. Cohen and Jack Cohen are one and the same person.

This is unimproved property, known as: 3111 Torbett Street, Nashville, Tennessee, 37209 and assigned map 92-9 parcel 157.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to the 2007 property taxes.

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 Grantors do covenant with the said Grantee, that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their 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 our hands this 2 day of March, 2007.

Gay Levine Eisen
GAY LEVINE EISEN
EXECUTRIX FOR THE ESTATE OF
MORRIS LEVINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Elizabeth B. Prim a Notary Public in and for said County and State, **GAY LEVINE EISEN, EXECUTRIX FOR THE ESTATE OF MORRIS LEVINE**, 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 2 day of March, 2007.

Elizabeth B. Prim
Notary Public

ELIZABETH B. PRIMM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2010

Howard Cohen

HOWARD COHEN
BENEFICIARY OF JACK J. COHEN
AND UNDER THE WILL OF
BESSIE D. COHEN

Sanford Cohen

SANFORD COHEN
BENEFICIARY UNDER THE WILL
OF BESSIE D. COHEN

STATE OF VIRGINIA)

COUNTY OF ROCKINGHAM)

Personally appeared before me, the undersigned, Fernando Rios, a Notary Public in and for said County and State, **HOWARD COHEN**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Harrisonburg, Virginia, this 26 day of January, 2007.

My Commission Expires: August 31, 2008

Notary Public

FERNANDO RIOS-ORTIZ
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

STATE OF VIRGINIA)

COUNTY OF ROCKINGHAM)

Personally appeared before me, the undersigned, Fernando Rios a Notary Public in and for said County and State, **SANFORD COHEN**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Harrisonburg, Virginia, this 26 day of January, 2007.

My Commission Expires: August 31, 2008

Notary Public

FERNANDO RIOS-ORTIZ
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

MARIA COHEN
BENEFICIARY UNDER THE WILL
OF BESSIE D. COHEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Gay Levine Eisen, a Notary Public in and for said County and State, **MARIA COHEN**, 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 5 day of February, 2007.

GAY LEVINE EISEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Gay Levine Eisen
Notary Public

My Commission Expires: 1-26-08