Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MYCOUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 50,500.00

Mary for Mark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: 7.21.07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE [illegible] ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dominic DeCesare	OWNER	Map 82-7 Parcel 477
(NAME)	(NAME)	
502 Arrington Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/23/07 13:33 2 pg
Fees:13.00 Taxes:197.95

20070323-0035391

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Ericka Ivy, married, Devisee, and Lolita Murrell, married, Executrix of the Estate of Lorene Ivy,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominic DeCesare** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 1, on the map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being part of lot shown on a survey of part of said Lot No. 1, made by S. M. McMurray, of record in Book 421, page 8; said Register's Office, and being further Lot No. 6 on an unregistered copy of subdivision of said Lot No. 1, made by T.R. Sandford, September 27, 1949, as follows:

Said Lot No. 6 fronts 43 feet on the south side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 43 east of the easterly margin of North Fifth Street, 120 feet to a dead line.

Being the same property conveyed to Lorene Ivy, unmarried by Warranty Deed from Margaret O. Bell, unmarried, dated December 19, 1997 and of record in Book 10731, Page 582, Register's Office for Davidson County, Tennessee, the said Lorene Ivy having since died leaving a Will of Record in Docket number 07P280 in the Probate Court for Davidson County, Tennessee, appointing Ericka Ivy, Devisee and Lolita Murrell as Executrix with full power to sell real estate.

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.

This is improved property known as: 502 Arrington Street, Nashville, TN 37207

Witness my/our hand(s) this day 03/16/07.

Ericka Ivy, Devisee of the Estate of Lorene Ivy

Lolita Murrell, Executrix of the Estate of Lorene Ivy

STATE of Tennessee
COUNTY of Davidson

*Lolita Murrell, Executrix

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named * of the Estate of Lorene Ivy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 16th **day of March, 2007.**

Notary Public

My Commission Expires: my commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Florida
County of Pinellas

*Devisee

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ericka Ivy, * of the Estate of Lorene Ivy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 16 **day of March, 2007.**

Notary Public

My Commission Expires: 1/10/2011

MICHAEL JONES
Notary Public - State of Florida
My Commission Expires Jan 10, 2011
Commission # DD 628469
Bonded Through National Notary Assn.

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203