Davidson County DEEDWARR
Recvd: 05/04/07 14:18 2 pgs
Fees:13.00 Taxes:183.58

20070504-0053972

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,615.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11
(AFFIX SEAL)

KANDACE N. TOMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 12, 2011

WARRANTY DEED

G-WF-07-112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Or Nitzan	New Owner (NAME)	
112 Lucile Street	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	71-15-45

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL R. SULLIVAN AND BRETT ALDEN BAIER,TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OR NITZAN AND WIFE, GILAT NITZAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 11, EASTMORELAND PLACE, SHIELDS SUBDIVISION OF GLEAVES LAND, as shown on plat of record in Plat Book 161, Page 170, in the Register's Office, Davidson County, Tennessee, to which pZlat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel R. Sullivan and Brett Alden Baier as tenants-in-common by Warranty Deed from Jerry Boyd, Sr. and wife, Pamela Boyd, recorded on the 5th day of April, 2002 in Instrument No. 20020405-0041728, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 161, page 170, Register's Office.

unimproved ( )
This is improved (X) property, known as 112 Lucile Street, Nashville, Tennessee 37207
(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 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 26th day of April, 2007.

Joel R. Sullivan

Brett Alden Baier

STATE OF Tennessee
COUNTY OF Davidson

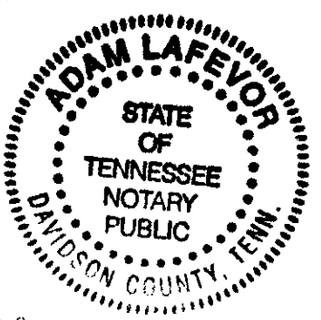
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel R. Sullivan and Brett Alden Baier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903