PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 06/05/07 12:05 3 pgs
Fees:18.00 Taxes:6660.00
20070605-0066963

This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

# WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Jeffrey C. Nahley | SAME | 130-10 |
| Eleanor B. Nahley | | 120 |
| 4433 Georgian Place | | |
| Nashville, TN 37208 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Perry W. Moskovitz and wife, Helen L. Moskovitz ("Grantors") have this day bargained and sold and does hereby transfer and convey unto Jeffrey C. Nahley and wife, Eleanor B. Nahley (Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Belle Meade, Block 4, Section 10, as of record in Book 4175, page 150, Register's Office for said County, described as follows:

Beginning at a point on the southeasterly margin of Georgian Place; thence South 2 deg. 48 min. west 180 feet to a point; thence North 83 deg. 44 min. West 454.07 feet to the corner of Lots Nos. 20 and 21; thence with the line between said two lots, North 46 deg. 33 min. East 231.96 feet to a point on the southwesterly margin of Georgian Place, said point being the beginning of a curve; thence around said curve which has a radius of 50 feet southeastwardly 62.34 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, northeastwardly 28.59 feet to the beginning of a curve; thence around said curve which has a radius of 386.51 feet, southeastwardly 223.70 feet to the point of beginning.

Being the same property conveyed to Perry W. Moskovitz and wife, Helen L. Moskovitz by deed from Third National Bank in Nashville and William H. Hannon Trustee, of record in Book 6342, page 886, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $1,800,000.00.

Subscribed and sworn to before me this the 1st day of June, 2007.

Affiant

E. Mannix
Notary Public

My Commission Expires: 11-22-10

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property, known as 4433 Georgian Place, Nashville, Davidson County, Tennessee.

This conveyance is subject to all matters of record; to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 1st day of June, 2007.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Perry W. Moskovitz and Helen L. Moskovitz, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of June, 2007.

Phyllis R Van Olst
NOTARY PUBLIC

My Commission Expires: 11-22-08

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.