Davidson County DEEDWARR
Recvd: 07/09/07 11:36 2 pgs
Fees:13.00 Taxes:3145.00

20070709-0081464

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 5.2.11

LEE SAVARIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 2, 2011

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GIACHERY LIZARRAGA	**SAME**	**82-16-290** **18W 5710**

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 HEREBY ACKNOWLEDGED **MICHAEL ISAACS, TRUSTEE OF THE SARA COHEN TESTAMENTARY TRUST**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **EASTSIDE CAPITAL, LLC**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON **COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.

Said Lot No. 4 fronts 70 feet on the southerly side of Bowling, now Whitland Avenue, and extends back between parallel lines 200 feet to the northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: Beginning at the southeast corner of Bowling, now Whitland Avenue, and Bosley Avenue, being the northwest corner of said Lot No. 5, thence with the southerly margin of Whitland Avenue easterly 70 feet to the corner of Lots Nos. 4 and 5; thence southerly with the line between said Lots Nos. 4 and 5 200 feet to the northerly line of Lot No. 6; thence with said line westerly 132 feet to the easterly margin of Bosley Avenue; thence with the easterly margin of said Bosley Avenue, northerly 210 feet to the beginning.

Being the same property conveyed to Sara Cohen Testamentary Trust, Michael Isaacs, Trustee, by deed from Bernard D. Goldstein, Personal Representative, of record in Instrument Number 20061212-0153287, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3823 Whitland Avenue, Nashville, Tennessee 37205

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.

WITNESS my hand this 19th day of June, 2007.

SARA COHEN TESTAMENTARY TRUST

By: Michael B. Isaacs
MICHAEL ISAACS, TRUSTEE

STATE OF RHODES ISLAND)
COUNTY OF Kent)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL ISAACS, TRUSTEE, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at East Greenwich Rhodes Island, this the 19th day of June, 2007.

Mary E. Manzi
NOTARY PUBLIC MARY E. MANZI

My Commission Expires: 3-9-09

