Box 8

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/24/07 13:38 2 pgs
Fees:13.00 Taxes:1146.63
20070724-0087854

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Tax Map: 091-16-0-208.00

The actual consideration or value, whichever is greater, for this transfer is $309,900.00

Affiant

Subscribed and sworn to before me this the 23rd day of July, 2007.

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-22-07

Notary Public

---

ADDRESS NEW OWNER(S) AS FOLLOWS:

Paul and Heather Lefkowitz
(Name)
4209 Elkins Avenue
(Street Address)
Nashville, TN 37209

SEND TAX BILLS TO:

SunTrust Mortgage Inc.
(Name)
P.O. Box 79041
(Street Address)
Baltimore, MD 21279-0041

---

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JULIE W. TAYLOR, a single woman,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **PAUL LEFKOWITZ and wife, HEATHER LEFKOWITZ,** hereinafter called the "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110, Block "3" on the Plan of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Julie W. Taylor by deed from Leslie C. Riley, unmarried, of record in Instrument No. 20030604-0076411, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 4209 Elkins Avenue, Nashville, Tennessee 37209.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantees and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantees," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 23 day of July, 2007.

Julie W. Taylor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **JULIE W. TAYLOR,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 23rd day of July, 2007.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN