PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/01/07 13:02 2 pgs
Fees:13.00 Taxes:1850.00
20071001-0116467

W & I Ref:(dm) Title No: 48901
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allen Naftilan Janice Naftilan 1215 21st Avenue South, Suite 5209 Medical Center East, South Tower Nashville, Tennessee 37232	SAME

TAX MAP-PARCEL NUMBERS: 11705017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert B. Street and spouse, Deborah Street**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen Naftilan and spouse, Janice Naftilan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 11 and 12 Forest Park Land Improvements Company Subdivision of record in Doc. No. 20000112-0004274, Register's Office for said County.

Said Lot No. 2 fronts 104.00 feet on the northerly margin of Golf Club Lane and extends back 202.71 feet on the easterly line and 208.10 feet on the westerly line to a dead line in rear, measuring 100.00 feet thereon.

Being part of the property conveyed to Robert B. Street and wife, Deborah L. Street by deed from Elisabeth Bogle Street, unmarried widow, of record in Book 8807, page 89 dated and executed on Dec. 4, 1992 and recorded on Dec. 7, 1992 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9909, page 837, said Register's Office, subject property was conveyed to Deborah L. Street. And being part of the property conveyed to Elisabeth Bogle Street by deed from R. Boyd Bogle and wife, Clara J. Bogle of record in Book 999, page 250 dated and executed on May 5, 1936 and recorded on May 11, 1936 in the Register's Office for Davidson County, Tennessee. The said Elisabeth Bogle Street has since died. By Quitclaim Deed of record in Book 11668, page 628, said Register's Office, Robert B. Street and C.Parke Street as Co-Executors of the Estate of Elisabeth Bogle Street conveyed a (50%) fifty percent interest each to Robert B. Street and C. Parke Street. By Quitclaim Deed of record in Doc. No. 20000308-0024050, said Register's Office. C. Parke Street conveyed his interest in subject property to Robert B. Street and wife, Deborah Street.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000112-0004274 said Register's Office, which Plan shows a and a 20 foot easement for public utility and drainage purposes along the westerly side and southerly front to the easterly corner line(s), and a 10 foot private sanitary sewer service line easement located on the easterly side line of said lot, along with an N.E.S. easement and the following note #14 – The owner of Lot 1 will be responsible for the maintenance of the private sewer service line across Lot 2, if and/or when the existing sewer service line across Lot 2 is relocated onto Lot 1, then the easement for said private sewer service line shall be abandoned. **Further this property is specifically restricted to use as the location of a single family residence and may not be subdivided into two or more lots or developed as a Private Element Planned Unit Development or Condominium, this restriction shall run with the land and continue for a period of thirty(30) years and bind Grantee's successors, heirs and assigns.**

This is unimproved property, known as: 2414 Golf Club Lane, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2007.

Robert B. Street

Deborah Street

State of TENNESSEE

County of DAVIDSON

On this 28th day of September, 2007 , before me the undersigned authority, personally appeared Robert B. Street and Deborah Street , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Sworn and subscribed before me this the 28th day of September, 2007

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary Public