RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45552 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Bubis et al	SAME AS NEW OWNER	43-10-26
944 Main Street		11D 62760
Nashville, TN 37206		

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, I/WE,

Arthur A. Ralston and wife, Katherine Ralston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Bubis and Richard Vic, Tenants in Common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, R.O.D.C., known as the Anderson Estates. Said Lot begins at a point on the westerly margin of Scalf Drive at the corner of Lots No. 3 & 4, being 373.8 feet more or less north of the northerly margin of Dupont Avenue; thence with line between Lots No. 3 & 4 westwardly 175 feet to a dead line; thence with dead line northwardly 120 feet to the common corner of Lots No. 4 & 5; thence with line between Lots No. 4 & 5 eastwardly 175 feet to the westerly margin of Scalf Drive; thence with said Drive southwardly 120 feet to the beginning.

BEING the same property conveyed to Arthur A. Ralston by deed from Jimmy Gene Lee, an undivided one-third interest, John W. Lee, an undivided one-third interest, Joe Edward Lee, an undivided one-ninth interest, Elizabeth Curry, an undivided one-ninth interest, and Debra Lee Oliver, an undivided one-ninth interest, being all of the Heirs of Mrs. Jessie M. Lee, deceased, of record in Instrument Number 20021203-0148788, Register's Office for Davidson County, Tennessee. The said Katherine Ralston, wife of Arthur A. Ralston, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.

Unimproved ( )
This is improved (X) property known as 205 Scalf Drive, Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/04/07 15:51 2 pgs
Fees:13.00 Taxes:74.00
20071204-0140550

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/our____ hand(s)_____this 30th day of November, 2007

Arthur A. Ralston

Katherine Ralston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Arthur A. Ralston and wife, Katherine Ralston, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010