PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(___gj____) Title No: 49467
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Boaz Ramon Tali Ramon 3445 Hampton Avenue Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 11705010200

Davidson County DEEDWARR
Recvd: 06/17/08 09:16 2 pgs
Fees:13.00 Taxes:2194.10
20080617-0062148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$593,000.00** , 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 A. Levy and spouse, Jeanmarie Stalma**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Boaz Ramon and spouse, Tali Ramon** 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:**

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described by a survey by W. B. Southgate, Surveyor, in July of 1937, as follows:

Beginning on the southerly margin of Hampton Avenue at the northeast corner of the property conveyed to Elinor Berger Meiers and husband by deed from Mrs. Irene Dillon Farris and husband, of record in Book 1031, page 348, Register's Office for said County; thence with the southerly margin of said Avenue, N 89 degrees 30' west 121 feet 10 inches to the easterly line of the property conveyed to Virginia Lee Estes by deed from L. H. Farris and wife, of record in Book 1025, page 78, said Register's Office; thence with said line, S 5 degrees west 300 feet; more or less, to the northwest corner of the property conveyed to Kathryn Bauman Proctor by deed from Irene Dillon Farris of record in Book 1126, page 191, said Register's Office; thence with said Proctor's northerly line, eastwardly 122 feet, more or less, to the southwest corner of said Meiers property; thence with the westerly line of same, northwardly 300 feet, more or less, to the beginning.

Being the same property conveyed to Robert A. Levy and wife, Jeanmarie Stalma by Warranty Deed from Elizabeth Turner McKelvey, unmarried , dated July 21, 2006 and recorded on July 24, 2006 of record in Doc. No. 20060724-0088509, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4246, page 103, said Register's Office.

This is improved property, known as: 3445 Hampton Avenue, 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 16th day of June, 2008.

Robert A. Levy

Jeanmarie Stalma

State of TENNESSEE
County of DAVIDSON

On this 16th day of June, 2008 , before me the undersigned authority, personally appeared Robert A. Levy and Jeanmarie Stalma , 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 $593,000.00

Affiant

Sworn and subscribed before me this the 16th day of June, 2008

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN