Box 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Donald Arkovitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF JUNE, 2008.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/23/08 14:53 2 pgs
Fees:13.00 Taxes:462.50

20080623-0064613

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD ARKOVITZ, ET UX	**SAME**	**090-15-0-071.00**
(NAME) **8547 SAWYER BROWN ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, MICHAEL JOSEPH FAHEY, SR., AS EXECUTOR OF THE ESTATE OF ALTHA MAE FAHEY AND AS DEVISEE UNDER THE WILL OF ALTHA MAE FAHEY AND MARGARET MEIERS WOLF, DEVISEE UNDER THE WILL OF ALTHA MAE FAHEY,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD ARKOVITZ AND WIFE, MARTHA ARKOVITZ,** 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:

Land in Davidson County, Tennessee, being Lot No. 289, as shown on the Map of Charlotte Park, Section 11, of record in Plat Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mrs. Katherine Carney and Mrs. Altha Mai Fahey by deed from Cumberland Valley Builders, Inc., of record in Book 3377, page 511, dated May 16, 1962, said Register's Office. The said Mrs. Katherine Carney having predeceased Mrs. Altha Mae Fahey and the said Altha Mae Fahey having since died. The Will of Altha Mae Fahey of record in Volume 07P-1902, Davidson County Probate Court Clerk's Office devised subject property to Michael Joseph Fahey, Sr. and Margaret Meiers Wolf. Altha Mai Fahey and Altha Mae Fahey were one and the same person.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 2900, pages 79 and 80, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

Unimproved ( )
This is improved(X) property, known as **457 ANNEX AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 20th day of **JUNE, 2008.**

Executor of the Estate of Altha Mae Fahey

MICHAEL JOSEPH FAHEY, SR., EXECUTOR OF THE ESTATE OF ALTHA MAE FAHEY

MICHAEL JOSEPH FAHEY, SR.

Margaret Meiers Wolf

MARGARET MEIERS WOLF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL JOSEPH FAHEY, SR., EXECUTOR AND INDIVIDUALLY AND MARGARET MEIERS WOLF** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of June, 2008.

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public