THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***315,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Robert Bernstein 952 Clayton Avenue Nashville, Tennessee 37212	Robert Bernstein 229 Chapel Road Nashville, Tennessee 37206	MAP 118-05-0 PARCEL 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($***315,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Daniel Tashian and Leslie Brooke Ramirez, both unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Robert Bernstein and wife, Irma Paz-Bernstein, (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. 49-B and the easterly half of Lot No. 50-B on the Plan of Battlefields Estates, Re-subdivision of Vaulx Lands, Section No. 1, of record in Book 843, pages 96 and 97, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 49-B and the easterly part of Lot No. 50-B front together 112 ½ feet on the northerly side of East Clayton Avenue and run back between parallel lines 242.0 feet to a dead line.

BEING the same property conveyed to Daniel Tashian and Leslie Kanicez, Joint Tenants with the Right of Survivorship, by deed dated May 13, 2004, from Lisa Sutton, of record as Instrument No. 20040518-0058332 in the Register's Office for Davidson County, Tennessee, and being further conveyed to Daniel Tashian and Leslie Brooke Ramirez, Joint Tenants with the Right of Survivorship, by Quitclaim Deed dated March 14, 2006, from Daniel Tashian and Leslie Kanicez, Joint Tenants with the Right of Survivorship, of record as Instrument No. 20060320-0031653 in the Register's Office for Davidson County, Tennessee; the said Leslie Kanicez and Leslie Brooke Ramirez being one and the same person.

Davidson County DEEDWARR
Recvd: 08/06/08 11:42 2 pgs
Fees:13.00 Taxes:1165.50
20080806-0081021

This is improved property known as 952 Clayton Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Battlefields Estates, Section No. 1, of record in Book 843, pages 96 and 97, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of August, 2008.

Daniel Tashian

Leslie Brooke Ramirez

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 Daniel Tashian and Leslie Brooke Ramirez, 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 this 14th day of August, 2001.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY