WARRANTY DEED

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2010

Notary Public: Marie Bradford

MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ilan David	NEW OWNER	Parcel ID:
6547 West 83rd St.		08111027800
Los Angeles, CA 90045		

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

Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ilan David, married

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 the northern half of Lot No. 374 in the D.T. McGavock and Wetmore Second Addition of record on Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said northern half of Lot. No. 374 fronts 50 feet on the east side of 17th Avenue North and extends back easterly between parallel lines, 170 feet to an alley.

Being part of the same property conveyed to Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991, by Quitclaim Deed from Gwendolyn G. Smith, of record in Instrument 20080606-0058325, said Register's Office. See also deed of record in Instrument 20050314-0027723, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1614 17th Avenue North, Nashville, TN 37208

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 hand this day of January, 2010.

Gwendolyn G. Smith, Trustee of the
Gwendolyn G. Smith Trust U.T.D. March 10, 1991

Gwendolyn G. Smith, Trustee
By: Gwendolyn G. Smith, Trustee

BILL GARRETT, Davidson County
Trans: T20100001849 DEEDWARR
Recvd: 01/11/10 10:49 2 pgs
Fees: 13.00 Taxes: 291.93

20100111-0002334

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Las Vegas, Nevada, this 6 day of January, 2010.

My Commission Expires: March 18, 2012

Notary Public Laila C. Orellana

LAILA C. ORELLANA
Notary Public, State of Nevada
Appointment No. 96-1837-1
My Appt. Expires March 18, 2012