THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020090**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2010. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: John D. Nemoy and Emily C. Davidson Nemoy 2032 10Th Ave S Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10513026100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lena K. Strickland Levendoski, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Nemoy and wife, Emily C. Davidson Nemoy,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 68.25 feet of the northerly 136.5 feet front and the southerly 67 feet of the northerly 134 feet rear of Lot No. 83 of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee. Said part of Lot No. 83 fronts 68.25 feet on the easterly side of 10th Avenue South, formerly Jowett Avenue, and extends back between lines 150 feet, more or less, to a dead line, measuring 67 feet thereon. Being the same property conveyed to Lena K. Strickland, an unmarried person by Warranty Deed from Brady Fry and wife, Shanna Fry, recorded on the 16th day of May, 2003 in Instrument No. 20030516-0067363, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2032 10Th Ave S Nashville TN 37204.

Geoffrey Levendoski joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100018695 DEEDWARR
Recvd: 03/31/10 10:29 2 pgs
Fees:13.00 Taxes:1424.50
20100331-0023872

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2010.

Lena K. Strickland Levendoski

Geoffrey Levendoski

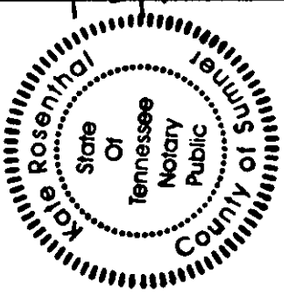
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lena K. Strickland Levendoski and Geoffrey Levendoski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2010.

Notary Public

My Commission Expires: 11/22/10



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212