39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30113-06-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me this 1st day of July, 2011. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED

Address New Owner: Robert A. Davidson Haley Lowman Davidson 3609 Trimble Road Nashville, TN 37215	**Send Tax Bills To:** Avenue Bank 111 10th Avenue South, Ste. 200 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 130 080 13600

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, **Richard E. Cohen and Ralph Z. Levy, Jr., Co-Executors of the Estate of Sylvia S. Ruskin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Davidson and Haley Lowman Davidson, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3609 Trimble Road, Nashville, TN 37215

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

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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20110043463 DEEDWARR
Recvd: 07/19/11 11:23 3 pgs
Fees:18.00 Taxes:1461.50
20110719-0055141

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2011.

Richard E. Cohen, Co-Executor of the Estate of Sylvia S. Ruskin

Ralph Z. Levy, Jr., Co-Executor of the Estate of Sylvia S. Ruskin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard E. Cohen, Co-Executor of the Estate of Sylvia S. Ruskin**, 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, at office, this 15th day of July, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ralph Z. Levy, Jr., Co-Executor of the Estate of Sylvia S. Ruskin**, 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, at office, this 15th day of July, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Lot No. 1 Charleston Place and Resubdivision of Lot No. 10 Larkway Gardens, of record in Plat Book 5200, page 534, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rubin Ruskin and wife, Sylvia S. Ruskin, by deed dated June 7, 1955, from Clarence C. Adams and wife, Irene H. Adams, of record in Book 2436, page 63, Register's Office for Davidson County, Tennessee. Rubin Ruskin died on January 26, 2006, predeceasing Sylvia S. Ruskin, who died on January 14, 2010. By the terms of the will of Sylvia S. Ruskin, Docket No. 10P124, Davidson County Probate Court Clerk's Office, all realty that is part of her estate is to be treated as personalty. Letters Testamentary were issued to Richard E. Cohen and Ralph Z. Levy, Jr.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 2046, page 410, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 534, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in book 4311, page 257, Register's Office for Davidson County, Tennessee.