NEW OWNER:

GERSHON KLOTWOG
480 BROADWELL DRIVE
NASHVILLE, TN 37220-1931

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0559

Map & Parcel 16003004500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20110054795 DEEDWARR
Recvd: 09/06/11 08:45 3 pgs
Fees:18.00 Taxes:640.10
20110906-0068582

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Three Thousand and 00/100 Dollars ($173,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CATHERINE R. HALE, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **GERSHON KLOTWOG, married**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SITUATED in Davidson County, Tennessee and being known and designated as all of Lot No. 54, PLAN OF HAILEYWOOD ESTATES, Section IV, as shown on the plat of the same of record in Plat Book 2330, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property and being more particularly described as follows:

Said Lot No. 54 fronts 101.0 feet on the southerly side of Oakley Drive and extends back 157.9 feet on the easterly side and 220.0 feet along an irregular line on the westerly side, to a line in the rear on which it measures 98.0 feet.

Being the same property conveyed unto JAMES H. HALE and wife, CATHERINE R. HALE, by virtue of a Warranty Deed from Frank E. Jordan and wife, Geraldine G. Jordan, dated August 28, 1970, and recorded in Book 4442, Page 533, in the Register's Office for Davidson County, Tennessee. Said James H. Hale is now deceased, having remained married to Catherine R. Hale without intervening divorce or legal separation until his death. Therefore, Catherine R. Hale is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **607 OAKLEY DRIVE, NASHVILLE, TN 37220-1931**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2330, Page 59, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

THIS PROPERTY IS BEING SOLD "AS IS, WHERE IS".

WITNESS MY SIGNATURE hereto this 2nd day of September, 2011.

CATHERINE R. HALE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CATHERINE R. HALE, unmarried**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2011.

NOTARY PUBLIC

My commission expires: 07/08/2014

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$173,000.00** .

AFFIANT

Sworn to and subscribed to before me this 2nd day of September, 2011.

NOTARY PUBLIC

My commission expires: 07/08/2014

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY