BILL GARRETT, Davidson County
Trans:T20120017070 DEEDWARR
Recvd: 03/08/12 09:16 12 pgs
Fees:63.00 Taxes:24.42
20120308-0020229

This Instrument Was Prepared By:
Harris A. Gilbert, Esq.
2525 West End Avenue, Suite 1500
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this conveyance is $6,600.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2012.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/2013

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Glenn Segroves and Irma Segroves 3864 Couchville Pike Hermitage, TN 37076	**Same**	**138-00-0-073.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAULINE GILBERT BADER, CHARLES GILBERT, JR., HARRIS NORMAN GILBERT, JENNIFER LEE GILBERT, GAY LEVINE EISEN, EXECUTRIX OF THE ESTATE OF MORRIS LEVINE, HOWARD COHEN, SANFORD COHEN, MARIA COHEN, NOW KNOWN AS MARIA E. COHEN MOORE**, GRANTORS has bargained and sold, and by these presents does hereby transfer and convey unto **GLENN SEGROVES and wife, IRMA SEGROVES**, GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described on **Exhibit "A"**.

This is unimproved property known as 0 Couchville Pike, Davidson County, Tennessee.

This conveyance is made subject to those matters described on **Exhibit "B"**, and all other restrictions, and encumbrances of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and does further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this 28th day of February, 2012.

GRANTORS:

Pauline Gilbert Bader, by Harris A. Gilbert, attorney-in-fact

Charles Gilbert, Jr.

Harris Norman Gilbert

Jennifer Lee Gilbert, by Harris A. Gilbert, attorney-in-fact

Pamela Terry

PAMELA MARIE TERRY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2015
COMMISSION # 7500735

Howard Cohen

Gay Levine Eisen, Executrix of the Estate of Morris Levine

Howard Cohen

Howard Cohen

Ellen Duffy

ELLEN DUFFY
NOTARY PUBLIC
REG. #7286339
MY COMMISSION EXPIRES
3/31/13
COMMONWEALTH OF VIRGINIA

Sanford Cohen

Sanford Cohen

Sanford Cohen

Maria Cohen, now known as Marie E. Cohen Moore

COMMONWEALTH OF VIRGINIA)
COUNTY OF Rockingham)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared HOWARD COHEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 28th day of February, 2012.

Pamela Terry
Notary Public

My Commission Expires: #7500735
Expires 7/31/2015.

PAMELA MARIE TERRY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2015
COMMISSION # 7500735

STATE OF Virginia)
COUNTY OF Rockingham)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared SANFORD COHEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 28th day of February, 2012.

Pamela Terry
Notary Public

My Commission Expires: July 31, 2015.
7500735

PAMELA MARIE TERRY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2015
COMMISSION # 7500735

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this 28 day of Feb, 2012.

GRANTORS:

Pauline Gilbert Bader
By Harris A Gilbert

Pauline Gilbert Bader, by Harris A. Gilbert, attorney-in-fact

Charles Gilbert, Jr.

Harris Norman Gilbert

Jennifer Lee Gilbert,
by Harris A Gilbert

Jennifer Lee Gilbert, by Harris A. Gilbert, attorney-in-fact

Gay Levine Eisen executrix

Gay Levine Eisen, Executrix of the Estate of Morris Levine

Howard Cohen

Sanford Cohen

Maria Cohen, now known as Marie E. Cohen Moore

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this 1st day of March, 2012.

GRANTORS:

Pauline Gilbert Bader, by Harris A. Gilbert, attorney-in-fact

Charles Gilbert, Jr.

Harris Norman Gilbert

Jennifer Lee Gilbert, by Harris A. Gilbert, attorney-in-fact

Gay Levine Eisen, Executrix of the Estate of Morris Levine

Howard Cohen

Sanford Cohen

Maria Cohen, now known as Marie E. Cohen Moore

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARIA COHEN, now known as MARIA E. COHEN MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 1 day of March, 2012.

Joanna Wittenberg
Notary Public

My Commission Expires: 9/8/2013

JOANNA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, **Harris A. Gilbert** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Pauline Gilbert Bader**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28 day of February, 2012.

Notary Public

My Commission Expires: 9/8/13

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, **Harris A. Gilbert** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jennifer Lee Gilbert**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28 day of February, 2012.

Notary Public

My Commission Expires: 9/8/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GAY LEVINE EISEN, EXECUTRIX OF THE ESTATE OF MORRIS LEVINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 28th day of February, 2012.

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

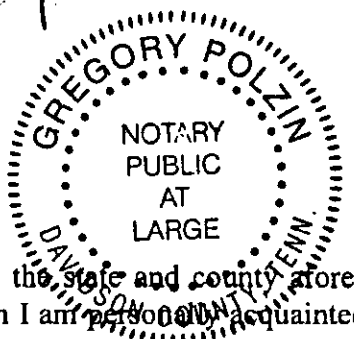
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CHARLES GILBERT, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 28th day of February, 2012.

Notary Public

My Commission Expires: 9/8/13.



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared HARRIS NORMAN GILBERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 28th day of February, 2012.

Notary Public

My Commission Expires: 9/8/13.

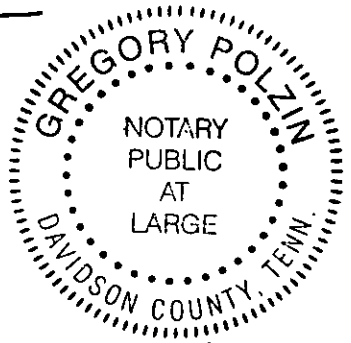


EXHIBIT "A"
Real Property Description

Land in Davidson County, Tennessee being described as follows, to-wit:

Beginning at a point at the Southwest corner of William Lathan, Jr.'s Lot and thence West 84.33 feet at an angle to a point at the Southwest corner of Clarence E. Ervin's Lot then North along the Western margin of said Clarence E. Ervin's Lot, North 2° 20' E, 44' W, 488.5 feet to a point at the North West Corner of Clarence E. Ervin's Lot thence East at an angle 100 feet along Southerly margin of Couchville Pike to a point at the North West Corner of William Lathan, Jr.'s Lot 532.43 feet to the point of beginning. Said property is 1.15 acre more or les is in the 4th Civil District as per survey dated October 14, 1959 of John M. Sullivan, County Surveyor.

Being the same property conveyed to Morris Levine, a ½ interest, Leon Gilbert, a 1/3, interest, and Jack J. Cohen and wife Bessie, a 1/3 interest by Final Decree Confirming Sale of the Chancery Court, Part 1, Davidson County, Tennessee, dated 1/22/1981, a certified copy of which was recorded 5/31/1981 of record in Book 5747, page 70 Register's Office for Davidson County, Tennessee.

Morris Levine died testate his will is probated under docket number 01p1971, Seventh Circuit Court for Davidson County, Tennessee, his estate is still open. Gay Levine Eisen was appointed Executrix of the Estate of Morris Levine and was granted and has full authority and power to sell, transfer and convey real property.

Leon Gilbert died testate and his will is probated under document number 70926, Seventh Circuit Court for Davidson County, Tennessee, leaving as his beneficiaries under the trust established by said will, Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert, and Jennifer Lee Gilbert.

EXHIBIT "B"
Exceptions

1. City and/or County Taxes for the year 2011 will be paid at closing. City and/or County Taxes for the year 2012 are not yet due or payable, but will be prorated at closing.