THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 6-7-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Epperson	OWNR	MAP 71-5
(NAME)	(NAME)	
1910 Haynes Street		PARCEL 98
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Rhonda L. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Epperson

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 lots number 299 and 300 on the Map of Brooklyn Heights (E. C. Scruggs Subdivision of lots 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Plan) as of record in Book 322, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Oscar T. Brooks and wife, Marilyn Brooks by deed of record in Book 4682, page 423, said Register's Office. The said Marilyn Brooks since died, leaving Oscar T. Brooks as the survivor of their tenancy-by-the-entirities. Oscar T.Brooks later died; under his will (docket number 96025, Probate Court Clerk for Davidson County, Tennessee) the described property vested in his daughter, Rhonda L. Freeman, now known as Rhonda L. Brooks.

Davidson County DEEDWARR
Recvd: 09/10/03 13:12 2pgs
Fees:13.00 Taxes:49.95
20030910-0132158

unimproved ( )
This is improved (X) property, known as 1910 Haynes Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of September, 2003

Rhonda L. Brooks

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 Rhonda L. Brooks

the bargainor _____, 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 LAS VEGAS, NEVADA this 5th day of September, 2003

Commission expires 8-19-2006

Terri Gerbino
Notary Public

Notary Public - State of Nevada
County of Clark
TERRI GERBINO
My Appointment Expires
August 19, 2006
No: 02-77371-1