Davidson County DEEDWARR
Recvd: 09/16/03 11:10 2pgs
Fees:13.00 Taxes:92.50

20030916-0135863

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN05444

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 12th day of SEPTEMBER, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELDON R. SPRAKER **618A NORTH 9TH STREET** **NASHVILLE, TN 37203**	**New Owner**	**082-08-0-074.00**

FOR AND IN 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,

BOBBIE J. EPPERSON, ANNIE L. YOKLEY WALLACE, JAMES KEITH YOKLEY, ROYCE YOKLEY GOLDEN, TRACEY YOKLEY LOCKMAN, and LATRECIA OSBORNE

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

ELDON R. SPRAKER

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:

Being lot number 12 in the Bransford Realty Company's Subdivision of the McWhirter Tract and the Love McFerrin Tract, as of record in Book 421, page 52, R.O.D.C.

Being City Number 618 North Ninth Street, Nashville, Tennessee.

Said Lot No. 12 fronts thirty-five feet on the west side of Ninth Street, and extends back westerly between parallel lines 150 feet to an alley, being part of the property conveyed to Bransford Realty Company by deed from James R. Love, et ux, recorded in Book 394, page 305, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Bobbie J. Epperson - One-third interest, Annie L. Yokley Wallace - One-third interest, James Keith Yokley - One-fourth of the remaining one-third interest, Royce Yokley Golden - One-fourth of the remaining one-third interest, Tracey Yokley - One-fourth of the remaining one-third interest, Latrecia Osborne - One-fourth of the remaining one-third interest, by Executrix's Deed from Heirs of Neva Mai Yokley in the Estate of Neva Mai Yokley, Docket No. OOP-1622, Annie L. Yokley Wallace, Executrix of the Estate of Neva Mai Yokley, dated July 10, 2002 and recorded July 11, 2002 in Instrument No. 20020711-0083370 Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **618A NORTH 9TH STREET, NASHVILLE, TN 37203**
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 our hands this 12th day of SEPTEMBER, 2003.

Bobbie J. Epperson
by Annie L. Wallace, atty-in-fact
BOBBIE J. EPPERSON
by Annie L. Wallace, Attorney-in-fact

Annie L. Yokley Wallace
ANNIE L. YOKLEY WALLACE

James Keith Yokley
by Annie L. Wallace, atty-in-fact
JAMES KEITH YOKLEY
by Annie L. Wallace, Attorney-in-fact

Royce Yokley Golden
by Annie L. Wallace, atty-in-fact
ROYCE YOKLEY GOLDEN
by Annie L. Wallace, Attorney-in-fact

Tracey Yokley Lockman
by Annie L. Wallace, atty-in-fact
TRACEY YOKLEY LOCKMAN
by Annie L. Wallace, Attorney-in-fact

Latrecia Osborn
by Annie L. Wallace, atty-in-fact
LATRECIA OSBORNE
by Annie L. Wallace, Attorney-in-fact

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 ANNIE L. YOKLEY WALLACE the bargainors 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 and official seal at Nashville, Tennessee, this 12th day of SEPTEMBER, 2003.

Commission Expires:_____

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of September, 2003, before me personally appeared ANNIE L. WALLACE to me known to be the person who executed the foregoing instrument in behalf of BOBBIE J. EPPERSON, JAMES KEITH YOKLEY, ROYCE YOKLEY GOLDEN, TRACEY YOKLEY LOCKMAN, and LATRECIA OSBORNE as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said BOBBIE J. EPPERSON, JAMES KEITH YOKLEY, ROYCE YOKLEY GOLDEN, TRACEY YOKLEY LOCKMAN, and LATRECIA OSBORNE.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of September, 2003.

My commission expires: 11/4/03

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006