THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00.

Natasha Bellney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of December, 2004.

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/1/06

Davidson County DEEDWARR
Recvd: 12/09/04 12:57 2pgs
Fees:13.00 Taxes:247.90
20041209-0146878

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jonathan Gephart, et al.
3800 Elkins Ave
Nashville TN 37209

SEND TAX BILLS TO:
New Owners

MAP-PARCEL NUMBERS:
92-13 126

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALVA A. PANNELL, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JONATHAN GEPHART, married, and JONATHAN PRICHARD, married,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING in the 11th, formerly 24th Ward of the City of Nashville, being No. Four (4) in the Block No. 19, Charlotte Park Company's Section Addition; which is of record in Book 57, Page 160 and 161, Register's Office of Davidson County, Tennessee.

SAID Lot No. 4 fronts fifty (50) feet on the North side of 2nd or Elkins Avenue and extends back north wardly between parallel lines, one hundred and fifty (150) feet to an alley, showing fifty (50) feet on said alley.

BEING the same property conveyed to MICHAEL W. PANNELL and wife, ALVA A. PANNELL by Warranty Deed from HAROLD LEE WILLIAMS and RONALD RUCKER WILLIAMS, Trustees of The Clarice P. Williams Trust dated May 18, 1987, as amended, of record in Book 11339, Page 682, Register's Office for Davidson County, Tennessee dated February 10, 1999. Michael W. Pannell died in Nashville, Davidson County, Tennessee on October 8, 2003.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **3806 Elkins Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 8th day of December, 2004.

Alva A Pannell
ALVA A. PANNELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ALVA A. PANNELL**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of December, 2004.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY