WARRANTY DEED

FILE BOX 19B
05-06-029-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of August, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/11/05 11:14 2 pg
Fees:13.00 Taxes:1424.50

20050811-0095225

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD A. EPPERSON AND TIMOTHY B. CAUSEY	"NEW OWNER"	93-14
(NAME)	(NAME)	221.00,323.00,&321.00
2216 Maple Grove Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL G. BORUM, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD A. EPPERSON AND TIMOTHY B. CAUSEY AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

CERTAIN Tracts or Parcels of Land located in Nashville, Davidson County, Tennessee, and described according to a Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 13, 2005, as follows:

TRACT I
BEGINNING at a point on the northerly margin of Fogg Street and the southwesterly corner of the Borum Property as of record in Book 7438, Page 96, Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

(1) Thence North 89° 53' 39" West, 134.01 feet to an iron pin;
(2) Thence North 00° 30' 58" West, 130.00 feet to an iron pin;
(3) Thence South 89° 53' 39" East, 134.010 feet to an iron pin;
(4) Thence South 00° 30' 58" East, 130.00 feet to the point of BEGINNING.

Containing 0.40 acres, more or less or 17,420.00 square feet, more or less.

TRACT II
BEGINNING at a point on the westerly margin of the 7th Avenue South and the northerly margin of the CSX Railroad Property, being more particularly described as follows:

(1) Thence North 48° 02' 11" West, 108.41 feet to an iron pin;
(2) Thence North 89° 29' 02" East, 79.95 feet to an iron pin;
(3) Thence South 00° 30' 58" East, 73.21 feet to the point of BEGINNING.

Containing 0.07 acres, more or less or 2,926.62 square feet, more or less.

BEING part of the same property conveyed to MICHAEL G. BORUM AND WIFE, ANN CLEMENTS BORUM, by Deed from HERMAN A. LANGHANS AND WIFE, HAZEL LOUISE LANGHANS, of record in Book 10382, Page 940, Register's Office for Davidson County, Tennessee. THE said MICHAEL G. BORUM AND WIFE, ANN CLEMENTS BORUM having since divorced and the said ANN CLEMENTS BORUM having conveyed her interest to MICHAEL G. BORUM by Quitclaim Deed, of record in Instrument No. 20000131-0010058, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is COMMERCIAL PROPERTY and is not now nor ever has been the principal place of residence of the Grantor herein.

BEING unimproved ☒
Improved ☐ property known as: 648-652 Fogg Street & 739 7th Avenue South, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 10th day of August, 2005.

MICHAEL G. BORUM

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 **MICHAEL G. BORUM, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of August, 2005.

My Commission Expires: 03/31/07

Notary Public

