This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1050305

Davidson County DEEDWARR
Recvd: 08/22/05 14:33 2 pg
Fees:13.00 Taxes:473.60
20050822-0099907

Send Tax Bills To:
Bank of America
900 W. Trade Street
Charlotte, NC 28255

New Owner:
Jessee S. Eppley
129 Antioch Pike
Nashville, TN 37211

MAP 133-03-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Wilai Tiamtaisong, an unmarried peron** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jesse S. Eppley, James S. Eppley*** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

***and Lila W. Eppley, as joint tenants with right of survivorship**

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 174 on the Plan of Glencoe Acres Section II of record in Book 1835, page 136, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilai Tiamtaisong, an unmarried peron from Travis H. Richmond, a married person by Warranty Deed dated December 10, 1999 and recorded December 30, 1999 in Instrument No. 199912300308815, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 1835, page 136, Register's Office for Davidson County.

This conveyance is made 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.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15TH day of August, 2005.

GRANTOR:

Wilai Tiamtaisong

Wilai Tiamtaisong,

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wilai Tiamtaisong, an unmarried peron** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15TH day of August, 2005.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Angela Tia
Affiant

SWORN TO and subscribed before me this 15th day of August, 2005.

Peggy S. Hill
NOTARY PUBLIC

My Commission Expires: 7-25-09

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009