All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-7545

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$107,000.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2005.

Notary Public

My commission expires: 07 06 08
(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeff Estepp **Daniel Oakley**	**SAME**	**091-07-231.00**
5005 Kentucky Avenue	Davidson County DEEDWARR Recvd: 01/09/06 13:02 2 pg Fees:13.00 Taxes:395.90	
Nashville, TN 37209	20060109-0002966	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tim J. Wolf, unmarried

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

Jeff Estepp and Daniel Oakley

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 Lot Nos. 910, and 912, Block 138 in Plan No. 1 West Nashville, of record in Book 57, page 74 and 75, Register's Office for said County.

Said Lots front together 50 feet on the southerly side of Kentucky Avenue and runs back 150 feet between parallel lines to a 25 foot alley at the rear measuring 50 feet thereon.

Being the same property conveyed to Tim J Wolf, unmarried, by Deed from J H Buchanan, Jr., and wife, Barbara Joan L Buchanan, dated 10/16/1987, of record in Book 7382, page 625, Register's Office for Davidson County, TN.

This is improved (_x___) Unimproved (____) property, known as **5005 Kentucky 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **21st** day of **September, 2005.**

Tim J. Wolf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Tim J. Wolf, unmarried,** the within named sellers, 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, at office, this **21st** day of **September, 2005.**

Notary Public

My Commission Expires: 5/20/06

