THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Titlé & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **269,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006. Notary Public MY COMMISSION EXPIRES: 1-26-09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/18/06 14:58 2 pg
Fees:13.00 Taxes:995.30
20060118-0006855

JAMES A. WAECHTER NOTARY PUBLIC LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp, LLC	OWNER	MAP 103-03-0
142 51st Avenue North	5010 Nevada	PARCEL 202
Nashville, TN 37209	Nashville Tn 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Leo Elton DeMoss, Jr., unmarried**

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

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 a lot or parcel in the (old) 25th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by John Wilkee, Civil Engineer, December 11, 1935, as follows:

Beginning at a point on the easterly margin of 51st Avenue North (formerly 10th Street) at a point 312.4 feet, more or less, south of the southerly margin of Wyoming Avenue (formerly 6th Avenue), as shown on the Plan of Charlotte Park Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, said point being the southwest corner of the property conveyed to J. G. Edwards and wife by deed from Raymond McIntire Lum of record in Book 1713, page 39, said Register's Office; thence with the southerly line of said Edwards property eastwardly 170 feet; thence southwardly 100 feet; thence westwardly 170 feet to the easterly margin of 51st Avenue North, thence with said Avenue northwardly 100 feet to the beginning.

Being the same property conveyed to Leo Elton Demoss, Jr. by deed recorded as instrument 20010418-0038285, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **142 51st Avenue North, 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, 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 my hand this the 13th day of January, 2006.

Leo Elton DeMoss, Jr.

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 **Leo Elton DeMoss, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of January, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that ____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of January, 2006.

My Commission expires _____

_____
Notary Public