Davidson County DEEDWARR
Recvd: 03/07/06 11:32 3 pgs
Fees:18.00 Taxes:1036.00

20060307-0026242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3715

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant partner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2006.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eslick, Stueck & Taylor	OWNER	105-9/442
(NAME)	(NAME)	
5637 Chestnutwood Trail		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Eugene Copeland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eslick, Stueck & Taylor, a TN General Partnership, consisting of Craig J. Eslick, Heather B. Eslick, Thomas A. Stueck, Gennifer D. Stueck, Eric Taylor and Amanda L. Taylor 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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 2039 Elliott Avenue, Nashville, TN 37204

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 his hand this 1st day of March, 2006.

Eugene Copeland

Eugene Copeland

06-3715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Eugene Copeland the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 1st day of March, 2006.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Eugene Copeland

the bargainor____, 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 Nashville, Tennessee, this 1st day of March, 2006.

My commission expires 4/10/2006

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public Janis L. Duree

File No.: 06-3715

ATTACHMENT

Land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being the southerly part of the northerly half of Lot No. 68 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to a plat of a subdivision of said property made Augut 10, 1918, by W. B. Southgate, not of record, as follows:

Beginning on the westerly margin of Elliott, formerly Kirkland Avenue, at the southeast corner of the northerly half of said lot; thence with the westerly margin of said Avenue, northerly 67 feet 2 inches to T. M. Dent's southeast corner; thence with his southerly line, westerly 285 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 30 feet to the southwesterly corner of the northerly half of said lot; thence with the souterhly line of the northerly half of said lot, easterly 290 feet to the beginning.

Being the same property conveyed to Eugene Copeland, partly by deed of record in Book 5560, page 415, and partly by deed of record in Book 11024, page 795, Register's Office for Davidson County, Tennessee.