WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/06 14:50 2 pgs
Fees:13.00 Taxes:463.43
20060517-0058034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF May, 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

CAROLYN A. JAMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park, #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Epting	New Owner	142-05-0A-108.00
8512 Newsom's Station (NAME)	8512 Newsom's Station (NAME)	
~~517 Plantation Court~~ Nashville TN 37221 (ADDRESS)	Nashville, TN 37221 (ADDRESS)	
~~Nashville, Tn 37221~~ (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, Sarah Day Henley and husband, Joel Henley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Epting and Ann Epting, Trustees under the Samuel and Ann Epting Revocable Living Trust

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 part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. S-2, on the said plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two, Condominium.

Being the same property conveyed to Sarah K. Day by Warranty Deed dated 8/30/02 and recorded on 9/5/02 from Mark A. Ferrelli, married of record in Instrument No. 20020905-0107562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Sarah K. Day now being known as Sarah Day Henley by virtue of her marriage to Joel Henley, Jr.

Joel Henley, Jr. joins in this deed in order to convey any right, title, or interest he may have in the property by virtue of his marriage to Sarah Day Henley.

unimproved ( )
This is improved (X) property, known as 517 Plantation Court, Nashville, Tn 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 15th day of May, 2006

Sarah Day Henley

Sarah Day Henley

Joel Henley, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Day Henley and husband, Joel Henley, Jr.

the bargainor S, 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 and official seal at Brentwood, Tennessee, this 15th day of May, 2006.

Commission expires 04/05/09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public