Davidson County DEEDWARR
Recvd: 01/23/07 15:21 5 pgs
Fees:28.00 Taxes:2442.00
20070123-0009458

GENERAL WARRANTY DEED

TO: Joseph William Sauve

FROM: William D. Epley and wife, Barbara S. Epley

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Joseph William Sauve P.O. Box 9375 Chattanooga, TN 37412	Same	Map 72-5, Parcel 59

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $660,000.00

Joseph William Sauve
Affiant

Sworn to and subscribed before me, this 23 day of January, 2007.

John G. Dodd
Notary Public

JOHN G. DODD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/22/2008

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **William D. Epley and wife, Barbara S. Epley** (hereinafter, collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Joseph William Sauve** (hereinafter called the "Buyer"), and Buyer's successors and assigns a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 914 East Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 23rd day of January, 2007.

SELLER:

William D. Epley

Barbara S. Epley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William D. Epley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of January, 2007.

Notary Public

My Commission Expires:

11/22/2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Barbara S. Epley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of January, 2007.

Notary Public John H Dorris

My Commission Expires:

11/22/2008

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 12th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the plan of the Division of the lands of George Stull, deceased, as of record in Minute Book F, page 234, and Lot No. 2 on the Re-Subdivision of Part of Lot No. 4 Division of Lands of George Stull, of record in Book 4060, page 15, of the Register's Office for said County, being more particularly described according to a survey by H & H Land Surveying, Inc., dated November 9, 1994, and last revised November 17, 1994 bearing Job Number 94-545 as follows:

Beginning in the southerly margin of Trinity Lane, 571.04 feet West of the centerline of L & N Railroad, said beginning point being the northwest corner of the property conveyed to General Shoe Corporation by deed from Joy Floral Company, of record in Book 1372, page 399, said Register's Office; thence leaving the South right-of-way of Trinity Lane, South 28° 42' 27" West 19.02 feet to an iron pin; thence, South 85° 54' 03" East 4.88 feet to an iron pin; thence South 27° 59' 53" West 931.01 feet to an iron pin in the South line of Lot No. 4 and the North line of Lot No. 5; thence with the line between said lots, North 84° 04' 11" West 225.24 feet to an iron pin; thence North 84° 53' 09" West 10.60 feet to a concrete monument in the easterly right-of-way of Ellington Parkway; thence with said right-of-way, North 17° 08' 50" East 132.37 feet to a concrete monument in said right-of-way of Ellington Parkway; thence with said right-of-way, North 20° 22' 08" East 569.70 feet to an iron pin in the easterly right-of-way of Ellington Parkway and the southwest corner of Lot No. 1 on the Plan of the Division of the Lands of George Stull, as of record in Book 4060, page 15, said Register's Office; thence with the South line of Lot No. 1, South 82° 20' 06" East 181.35 feet to an iron pin; thence with the East line of Lot No. 1, North 27° 56' 12" East; 216.65 feet to an iron pin in the South margin of Trinity Lane; thence with said South margin of Trinity Lane, South 85° 18' 30" East 157.90 feet to the point of beginning, containing 230,833.787 square feet or 5.300 acres, more or less.

Being the same property conveyed to William D. Epley and wife, Barbara S. Epley by deed form Taylor-Dunn Corporation, a California corporation, of record in Book 11289, Page 362, Register's Office, Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2007, a lien, which are not yet due and payable.

2. Slope Easement conveyed to the State of Tennessee Department of Highways as contained in deed of record in Book 4094, page 715, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4236, page 828, said Register's Office.

4. All matters as shown on the Plan of record in Book 4060, page 15, said Register's Office.