THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 15th day of March, A. D. 2007, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and DR. MARCEL ELUHU AND SHIRLY HARDY COLE, CO-EXECUTRIX FOR THE ESTATE OF DR. ROBERT HARDY AS TENANTS IN COMMON, parties of the second part,

WITNESSETH, that by order of Chancery Court, in the case of Dr. Marcel Eluhu, et al, Plaintiffs and Anthony J. Cebrun, Defendant, Case No. 02-255-I, and entered as Order Control No. 582850, the Clerk and Master did on the 1st day of February, 2007, sell at public auction the real estate hereinafter described to DR. MARCEL ELUHU AND SHIRLY HARDY COLE, CO-EXECUTRIX FOR THE ESTATE OF DR. ROBERT HARDY AS TENANTS IN COMMON for TEN THOUSAND DOLLARS AND NO CENTS ($10,000.00), the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to DR. MARCEL ELUHU AND SHIRLY HARDY COLE, CO-EXECUTRIX FOR THE ESTATE OF DR. ROBERT HARDY AS TENANTS IN COMMON as an indefeasible inheritance in fee simple and to their heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee and bounded and described as follows - viz:

Davidson County DEEDWARR
Recvd: 04/02/07 15:05 2 pgs
Fees:12.00 Taxes:0.00
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Land in Davidson County, Tennessee being Lot No. 13 and the westerly ½ of Lot No. 15 on the map of Kinnaird and Bransford Subdivision of record on Book 57, Page 156, Register's Office, Davidson County, Tennessee, according to a survey by John Kohl, Dated July 5, 1985, as follows:

Said Lot No. 13 and the westerly ½ of Lot No. 15, together front 75 feet on the northerly side of Russell Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Anthony Jerome Cebrun by warrant deed from John F. Provost, Jr. and Terri R. Provost, of record in Book 7457, Page 317, Register's Office for Davidson County, Tennessee.

This is improved property known as 813 Russell Street in Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to DR. MARCEL ELUHU AND SHIRLY HARDY COLE, CO-EXECUTRIX FOR THE ESTATE OF DR. ROBERT HARDY AS TENANTS IN COMMON as an indefeasible inheritance in fee simple forever and to their heirs and assigns forever.

THIS CONVEYANCE is made subject to prior mortgages and liens and the lien of Winston S. Evans and Evans, Jones and Reynolds, P.C. for attorney's fees in the amount of $58,391.05.

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2007.

Vicki Bailey
NOTARY PUBLIC

VICKI T. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 22 2008