PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/13/07 14:53 2 pgs
Fees:13.00 Taxes:573.50
20070713-0083880

W & I Ref:(___gj___) Title No: 48748
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
George Michael Costellow David S. Lane 5021 Southfork Blvd Old Hickory, Tennessee 37138	Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467

TAX MAP-PARCEL NUMBERS: ~~063160601100CO~~ 063160C01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer A. Epperson , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Michael Costellow , unmarried and David S. Lane , unmarried, as tenants in common with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Tennessee, being Unit No. 11 on the Plan of Section One, Hermitage Springs Estates, formerly and also now known as Hermitage Springs Townhomes by Declaration o Covenants Conditions and Restrictions of record in Doc. No. 20001206-0120233, amended in Doc. No. 20020130-0013464, Doc. No. 20031006-0147712, Doc. No. 20060815-0100265, By-Laws in Doc. No. 20010712-0074536, amended in Doc. No. 20030808-0113486, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer A. Epperson, an unmarried woman, by deed from Weckesser Builders, LLC, a Tennessee Limited Liability Company of record in Doc. No. 20050401-0035777, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010703-0070299, amended in Doc. No. 20010801-0081514, which Plan shows foot minimum building setback lines and easements to which plan reference is hereby made for a more complete description there, and amendment to the Declaration of Covenants, Conditions and Restricts of record in Doc. No. 20001206-0120233, amended in Doc. No. 20020130-0013464, Doc. No. 20031006-0147712, Doc. No. 20060815-0100265, By-Laws in Doc. No. 20010712-0074536, amended in Doc. No. 20030808-0113486, said Register's Office, The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001206-0120233, amended in Doc. No. 20020130-0013464, Doc. No. 20031006-0147712, Doc. No. 20060815-0100265, By-Laws in Doc. No. 20010712-0074536, amended in Doc. No. 20030808-0113486, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5021 Southfork Blvd., Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2007.

Jennifer A. Epperson

Jennifer A. Epperson

State of TENNESSEE
County of DAVIDSON

On this 9th day of July, 2007 , before me the undersigned authority, personally appeared Jennifer A. Epperson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Sworn and subscribed before me this the 9th day of July, 2007

Notary Public

My Commission Expires: 12-21-09

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009