THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07110488** Davidson County DEEDWARR Recvd: 12/18/07 09:31 2 pgs Fees:13.00 Taxes:407.00 20071218-0144967	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2007. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

WARRANTY DEED

Address New Owner: Robert & Amnuay Epley 3123 Lake Park Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-15-24.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris B. Lynn, a married woman and Barbara A. Jackson, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert and Amnuay Epley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF SECTION TWO, SOUTHLAKE, AS OF RECORD IN BOOK 2083, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 26 FRONTS 67 FEET ON THE WESTERLY SIDE OF LAKE PARK DRIVE, AND RUNS BACK 137.2 FEET ON THE NORTHERLY LINE AND 128.7 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 94.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ETHEL M. BOATRIGHT, NOW ETHEL M. SIMMS TO DORIS B. LYNN AND BARBARA A. JACKSON, AS TENANTS IN COMMON AND ETHEL M. BOATRIGHT NOW ETHEL M. SIMMS, RETAINING A LIFE ESTATE INTEREST AS RECORDED ON THE 24TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041124-0140921 AND WARRANTY DEED FROM JAMES M. BEASLEY AND WIFE, FRANCES HARTMAN BEASLEY TO HAROLD F. BOATRIGHT AND WIFE, ETHEL M. BOATRIGHT AS RECORDED ON THE 14TH DAY OF JANUARY, 1964 IN BOOK 3674, PAGE 239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3123 Lake Park Drive Nashville TN 37211

Said property is not the principal residence of Doris B. Lynn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Notary Seal present,
but could not be reproduced.

Register of Deeds

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2007.

Doris B. Lynn
Doris B. Lynn

Barbara A. Jackson, by Doris B. Lynn, her attorney-in-fact
Barbara A. Jackson, by Doris B. Lynn, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doris B. Lynn, individually, and as attorney-in-fact for Barbara A. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2007.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds