THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June, 2010. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20100036807 DEEDWARR
Recvd: 06/17/10 09:25 3 pgs
Fees:18.00 Taxes:14.80
20100617-0047031

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff C. Estepp	owner	MAP 91-10
5010 Nevada Avenue		PARCEL 168
Nashville, TN 37209		
(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, **Kenneth Ray Andrews, Harold Dean Andrews. Patricia Kay Elizer, Sandra Jean Boyd, Donald Joe Andrews, Jr., Darryl Wayne Andrews and Dana Lynn Andrews-Dodson.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff C. Estepp**

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 portion of Lots number 41 and 42 on the Map of the Subdivision of the B. F. Cockrill Farm, of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Leslie Avenue, 316 feet east of the point in the center line of Leslie Avenue which intersects with the westerly margin the said Lot 41, being the northeast corner of the lot conveyed to Ruth E. Watts in Book 2272, page 365, said Register's Office; thence with the center line of Leslie Avenue, eastwardly 50 feet to a point; thence southwardly and parallel with the easterly line of Watts' lot, 165 feet to the northerly margin of an alley; thence westwardly with the northerly margin of said Alley 50 feet to the southeast corner of the Watts lot; thence northwardly with the easterly line of the Watts lot, 165 feet to the point of beginning.

INCLUDED in the above description but EXCLUDED from the conveyance made herein is that portion of the above described property conveyed to The State of Tennessee by Warranty Deed recorded as instrument 20010731-0080800, said Register's Office, to which Deed reference is hereby made for a description of the excluded tract.

Being a portion of the same property conveyed to Leslie L. Andrews, Jr. and wife, Lottie T. Andrews by deed recorded in Book 2449, page 109, said Register's Office. The said Leslie L. Andrews, Jr. has since died (1999) leaving Lottie T. Andrews of the survivor of their tenancy-by-the-entireties. The said Lottie T. Andrews has also since died. Pursuant to the Last Will and Testament of Lottie T. Andrews [filed with the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket number 09P-1072] the real property of Lottie Andrews was devised unto Donald Joe Andrews, Kenneth Ray Andrews, Harold Dean Andrews, Patricia Kay Elizer and Sandra Jean Boyd, per stirpes. The said Donald Joe Andrews predeceased Lottie T. Andrews. The issue of Donald Joe Andrews are Donald Joe Andrews, Jr., Darryl Wayne Andrews and Dana Lynn Andrews, who join in this conveyance. Dana Lynn Andrews is now known as Dana Lynn Andrews-Dodson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **5605 Leslie Avenue, Nashville, TN 37209.**

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 hands this the _____ day of April, 2010.

Kenneth Ray Andrews
Kenneth Ray Andrews

Patricia Kay Elizer
Patricia Kay Elizer

Harold Dean Andrews
Harold Dean Andrews

Sandra Jean Boyd
Sandra Jean Boyd

Donald Joe Andrews Jr.
Donald Joe Andrews, Jr.

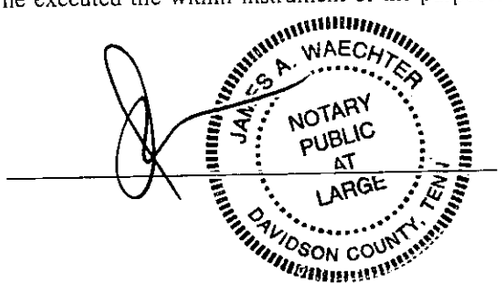
Darryl Wayne Andrews
Darryl Wayne Andrews

Dana Lynn Andrews-Dodson
Dana Lynn Andrews-Dodson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Ray Andrews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2010.

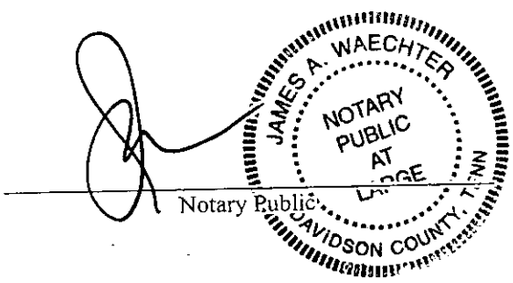


My Commission expires 1-9-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Kay Elizer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28 day of April, 2010.



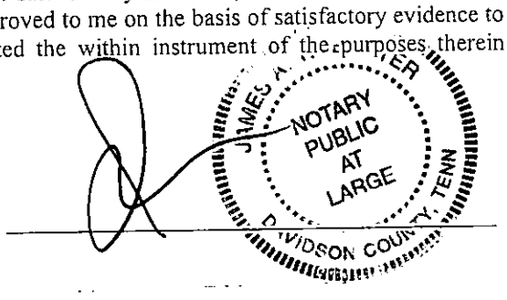
My Commission expires 1-9-12

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Dean Andrews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of April, 2010.



My Commission expires 1-9-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Jean Boyd** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of April, 2010.

My Commission expires 1-9-12

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darryl Wayne Andrews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of April, 2010.

My Commission expires 1-9-12

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Joe Andrews, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of April, 2010.

My Commission expires 1-9-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dana Lynn Andrews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of April, 2010.

My Commission expires 1-9-12

Notary Public