BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039219 DEEDWARR
Recvd: 06/28/10 13:46 2 pgs
Fees:13.00 Taxes:1387.50
20100628-0050275

R-VRES-10-2503

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Chris Lind
Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2010.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meira Epplein	Bank of America, N.A.	
2503 Essex Place (ADDRESS)	801 Crescent Centre Dr. Ste 510 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	104-11-282.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THAO P. DANG AND HUSBAND, PETER MELZER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEIRA EPPLEIN AND HUSBAND, JEFF JACOBSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 AND THE WESTERLY 5 FEET OF LOT NO. 109 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY. SAID PROPERTY ADJOINS AND FRONTS TOGETHER 60 FEET ON THE SOUTHERLY MARGIN OF ESSEX PLACE, FORMERLY ESSEX AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THAO P. DANG AND HUSBAND, PETER MELZER BY WARRANTY DEED FROM ANDREW W. HOROWITZ AND WIFE, PAM A. HOROWITZ, RECORDED ON THE 27TH DAY OF AUGUST, 1998 IN DEED BOOK 11085, PAGE 32, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 7; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2503 Essex Place, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this 25th day of June, 2010.

Thao P. Dang

Peter Melzer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thao P. Dang and Peter Melzer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2010.

Notary Public

My Commission Expires: 05-10-12

(SEAL)

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903