WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,000.00**

Affiant

Subscribed and sworn to before me, this 17 day of September, 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp LLC	NEW OWNER	104-05-O
(NAME)	(NAME)	(MAP)
5010 Nevada Avenue	5010 NEVADA AVE	054.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	NASHVILLE TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, William M. Christie, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeff Estepp LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 160, on the Plan of a Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William M. Christie, by Criminal Court Clerk's Deed dated May 15, 1990, from Joe Torrence, Clerk of the Criminal Court, Davidson County, TN, of record in Book 8111, page 932, and by Quitclaim Deed dated April 25, 2007, from Kelly Christie, of record in Instrument No. 20070516-0058736, Register's Office for Davidson County, TN.

This is not the primary residence of the grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 110 37th Avenue North, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20100059274 DEEDWARR
Recvd: 09/21/10 09:25 2 pgs
Fees:13.00 Taxes:510.60
20100921-0074946

Witness my hand this 7th day of September, 2010.

William M. Christie

William M. Christie

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William M. Christie; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Asheville, North Carolina, on this the 7th day of September, 2010.

Notary Public

My Commission Expires: 10-21-12

ELIZABETH A. WALTEMADE
NOTARY
My Comm. Expires
10-21-12
PUBLIC
HAYWOOD COUNTY, N.C.