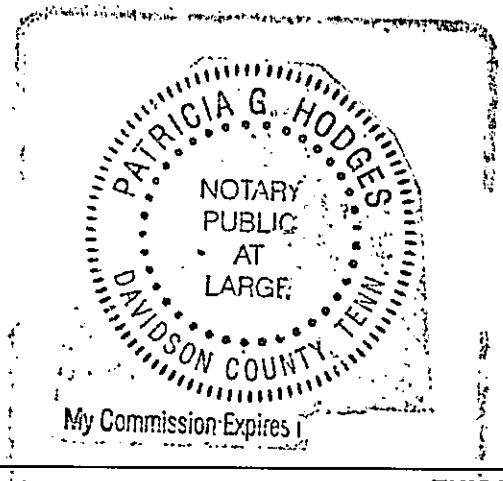


STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,550.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 2012.

NOTARY PUBLIC

My Commission expires: 5/6/2012

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eric and Kathleen Epheriam 705 Park Street Nashville, TN 37209	Same	091-01-0-083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

James O. Denton and wife, Barbara J. Denton

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Eric Epheriam and Kathleen Epheriam, Husband and Wife

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the Resubdivision of Lot No. 3, West Nashville Annex, as of record in Plat Book 4175, page 112, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JAMES O. DENTON AND WIFE, BARBARA J. DENTON, by deed from HAROLD F. MORRIS, D/B/A MORRIS DEVELOPMENT COMPANY, of record in Book 5073, page 833, dated September 24, 1976, said Register's Office. James O. Denton and wife Barbara J. Denton both having since deceased, their heirs join in this conveyance.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

BILL GARRETT, Davidson County
Trans:T20120029223 DEEDWARR
Recvd: 04/23/12 09:20 2 pgs
Fees:13.00 Taxes:320.24
20120423-0034204

County and/or City taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 705 Park Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 16th day of April, 2012.

"GRANTORS"

Darcel Jennings
Darcel Jennings f/k/a Darcel Mosley, Executrix

Darren Denton
Darren Denton

Darcel Jennings
Darcel Jennings f/k/a Darcel Mosley

Carrie Leggett
Carrie Leggett

James Denton, Jr.
James Denton, Jr.

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Darcel Jennings, Darren Denton, Carrie Leggett and James Denton, Jr., the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2012.

My commission expires: 5/8/2012

Notary Public

{Seal}
PATRICIA HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires