WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Tonya Michele Epps
Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 2016

R-JE-12-2219

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Michele Epps	FirstBank	
2219 Morena Street (ADDRESS)	6131 Shallowford Rd., Suite 102 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Chattanooga, TN 37421 (CITY) (STATE) (ZIP)	92-3-407.00

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, we JOHN H. ELDRIDGE, III, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA MICHELE EPPS, UNMARRIED, 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 5B, E. HARDING LYTLE SUBDIVISION, ZONE LOT DIVISION OF PART OF LOT NO. 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 303, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSH, SUBSTITUE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED SEPTEMBER 24, 2010 IN INSTRUMENT NO. 20100924-0075996.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. ELDRIDGE, III, A SINGLE MAN BY SPECIAL WARRANTY DEED FROM HSBC MORTGAGE SERVICES, INC., RECORDED ON THE 3RD DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110603-0042412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2219 Morena Street, Nashville, Tennessee 37208
(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.

BILL GARRETT, Davidson County
Trans:T20120039400 DEEDWARR
Recvd: 05/30/12 11:15 2 pgs
Fees:13.00 Taxes:159.10
20120530-0046647

Witness my/our hand(s) this 25th day of May, 2012.

John H. Eldridge, III

STATE OF Tennessee
COUNTY OF Davidson

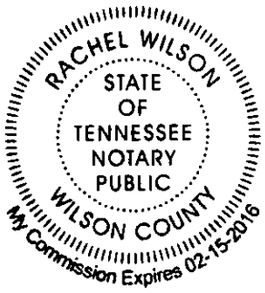
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Eldridge, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 25th day of May, 2012.

Notary Public

My Commission Expires:

(SEAL)



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