# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/12 09:25 3 pgs
Fees:18.00 Taxes:369.63
20120717-0062682

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2012

Notary Public

MY COMMISSION EXPIRES: 2/23/15
(AFFIX SEAL)

State of Tennessee Notary Public Williamson 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 |
|---|---|---|
| Eric M. Quiram | Jason A Quiram | 083-08-0 |
| (NAME) | (NAME) | (MAP) |
| 1003 Mitchell Road | 1619 Holly St | 186.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37206 | Nashville TN 37206 | |
| (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/we, CoraAnn A. Tatum and husband, Earl Tatum, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Eric M. Quiram and Jason A. Quiram, joint tenants in common each with a 50% undivided interest, 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. 87, on the Plan of Rosewood Heights, Section III, of record in Book 2133, page 61, 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 Charles R. Augustus and Margaret M. Augustus, by deed from Suburban Properties, Inc., a Tennessee corporation, of record in Book 2452, page 225, Register's Office for Davidson County, TN. Margaret M. Augustus died in 2005. Charles R. Augustus died intestate March 18, 2011, his estate administered through Davidson County Probate court, Docket 11P-807. His sole heir being his daughter, CoraAnn A. Tatum, as evidenced by Affidavit of Heirship of record in Instrument No. 20120717-0062681, Register's office for Davidson County, TN.

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: 1003 Mitchell Road, Nashville, Tennessee 37206

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 my/our hand(s) this 13th day of July, 2012.

CoraAnn A. Tatum

Earl Tatum

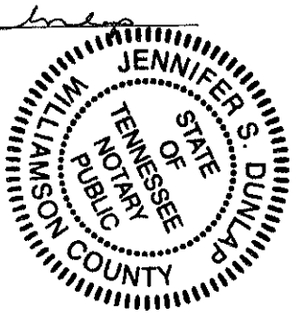
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared CoraAnn A. Tatum and Earl Tatum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of July, 2012.

Notary Public

My Commission Expires: 9/23/13



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

