[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[March Egerton	[New Owner	]
[4030 Brush Hill Road	[	]Map 83-6
[Nashville, TN 37216	[	] Parcel 343
[	[	]

[This instrument prepared by: Robert J. Notestine, III, Attorney,
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
[98-09-8041 Box 26b PGS]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Brenda A. Smith, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto March Egerton (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the east 56 feet of the west 113 feet of the south 150 feet of Lot No. 2 on the Map of W.L. Horne's Spout Springs Addition, of record in Book 57, page 106, Register's Office for said County, being known as Lot "B" on the unrecorded Subdivision of said Lot No. 2 and described according to copy of a survey by Z. J. Wilkerson, Surveyor, September 4, 1940, as follows:

Said part of said lot fronts 56 feet on the north side of McEwen Avenue and extends back between parallel lines, parallel to and 57 feet east of the easterly margin of Rudolph Street, 150 feet to the South Line of Lot "D".

Being the same property conveyed to Brenda S. Carpenter, now Known as Brenda A. Smith by Quitclaim Deed from Michael A. Carpenter and Brenda S. Carpenter of record in Book 11431, page 981, said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michael A. Carpenter and wife, Brenda S. Carpenter by Default Judgement, Case No. 98-3281-III from Juanita Gray and her heirs, alive and unborn and her successors, legal representatives, executors and administrators

This description was the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.
2. Plan of record in Plat Book 57, page 106, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1617 McEwin Avenue, Nashville, Tennessee 37206.

05/4140
IDENTIFICATION & REFERENCE

99 APR 14 PM 2:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $45,000.00.
[
[Affiant
[Subscribed and sworn to before me this 12th day of March, 1999.
[
[
[
[
[My Commission Expires 11-24-2001
[

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of March, 1999.

Brenda A. Smith
Brenda A. Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda A. Smith**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

20 04/14 0101 03CHECK 177.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11431 PG 786

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE		PRFEE - PROBATE FEE

05741140

IDENTIF. & REFERENCE

99 APR 14 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
FRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

04/14/99 01 14:10 0001 2420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451394