[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
March Egerton		
4030 Brush Hill Road	New Owner	MAP:83-09
Nashville Tennessee		
37216		PARCEL:127.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 99-09-9649]

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, Erna C. Smith, a widow (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, March Egerton, a single person (The "Grantee"), his heirs and assigns 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 Lot No. 21 in the Second Re-subdivision of the Branford- McWhirter Subdivision of the Allison Place, as of record in Book 332, page 20, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 21 fronts 50 feet on the southerly side of Forrest Avenue and runs back between parallel lines with the westerly margin of North 11 Street 150 feet to an Alley.

Being the same property conveyed to Oliver N. Smith and wife, Erna C. Smith by Warranty Deed from William D. Taylor, Jr., and wife, Mildred Courtenay Taylor of record in Book 5747, page 141, said Register's Office for Davidson County, Tennessee.

The said Oliver N. Smith has since died on July 26, 1995, and upon his death, title was vested in Erna C. Smith as the sole surviving tenant by the entirety.

This description is 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,

2. Plan of Record in Plan Book 332, page 20, said Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 Forrest Avenue, Nashville Tennessee 37206.

99 SEP 20 AM 9:22

0637185

MARY L. REECE

159.00

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this [transfer is $40,000.00

Mark Egerton
Affiant

[Subscribed and sworn to before me this [17th day of September, 1999.

Notary Public

[My Commission Expires: 11-24-2001

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

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

And Grantor does further covenant and bind herself, 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 17th day of September, 1999.

Erna C. Smith

Erna C. Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this17th day of September, 1999, before me personally appeared, **Erna C. Smith** to me known to be the person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11667 PAGE 200

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

0637185

REFERENCE

99 SEP 20 AM 9:22

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

09/20/99 01 09:25 0001 9887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517840