Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Classic Design Homes, Inc.
117 Middleton Cr.
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
5000 Maryland Way
Brentwood, TN 37027

MAP **83-9**
GROUP
PARCEL **350**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **March Egerton,** unmarried, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Classic Design Homes, Inc.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 71 of Subdivision of The Lindsley 29 Acre Tract of Land Subdivision, of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to March Egerton by deed from Cathie Buckner, unmarried of record in Book 11569, page 425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is unimproved property known as 1506 Gartland Ave., 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 "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 11/03/00 12:37 2pgs
Fees:11.00 Taxes:92.50
20001103-0109334

WITNESS my hand this the 26th day of October, 2000.

March Egerton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **March Egerton,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of October, 2000.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/8/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2000.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/8/2001